



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: January 13, 2022
Time: After 8:30 A.M.*
Place: Due to concerns over COVID-19, this meeting/public hearing will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

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

Public Hearing: August 25, 2021
Appeal Status: Density Bonus Off-menu incentives and waivers are not further appealable. Site Plan Review is appealable to City Council.
Expiration Date: January 21, 2022
Multiple Approval: Yes

PROJECT

LOCATION: 121 West 3rd Street / 252 South Spring Street, 244-246 South Spring Street

PROPOSED PROJECT:

The proposed project is the demolition of existing site improvements and the construction, use, and maintenance of a new, 15-story, 195-foot high and 243,973 square-foot mixed-use building with 331 dwelling units, including 37 dwelling units set aside for Very Low Income Households (or 11% of the total units). The building will be constructed with one (1) level of subterranean parking with 31 commercial parking spaces, one (1) at-grade level with the residential lobby and three (3) commercial tenant spaces totaling approximately 6,350 square feet, 13 residential levels above, and a rooftop level with the resident pool fitness center and lounge. The project includes 60 studio units, 216 one-bedroom units, 55 two-bedroom units and 34,475 square feet of open space for residents.

REQUESTED ACTIONS:

1. An Exemption from CEQA pursuant to CEQA Guidelines Section 15332 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to LAMC Section 12.22-A,25, a Density Bonus for a Housing Development with a total of 331 units (with 37 units - 11% of the total number of units set aside for Very Low Income Households), along with the following Off-Menu Incentives and Waiver of Development Standards:

Case No.: CPC-2021-3038-DB-SPR-HCA
CEQA No.: ENV-2021-3039-CE
Incidental Cases: N/A
Related Cases: N/A
Council No.: 14 – Kevin de León
Plan Area: Central City
Specific Plan: N/A
Certified NC: Downtown Los Angeles
General Plan Land Use Designation: Regional Center Commercial
Zone: [Q]C4-4D
Applicant: Grant King, Relevant Living, LLC
Representative: Dana Sayles/Sara Houghton, three6ixty

- a. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to permit a 48% increase in FAR from 6:1 to 8.87:1;
 - b. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to permit a 45-foot height increase to 195 feet in lieu of a maximum of 150 feet pursuant to Ordinance No. 164,307-SA555; and
 - c. Pursuant to LAMC Sections 12.22-A,25(g)(3), a Waiver of Development Standards to eliminate the automobile parking requirement or residential uses; and
3. Pursuant to LAMC Section 16.05 a Site Plan Review for development project which creates, or results in an increase of, 50 or more dwelling units.

RECOMMENDED ACTIONS:

- 1) **Approve** an Exemption from CEQA pursuant to CEQA Guidelines Section 15332 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
- 2) **Approve** a Density Bonus for a Housing Development with a total of 331 units (with 37 – 11% of the base density set aside for Very Low Income Households), along with the following Off-Menu Incentives and Waiver of Development Standards:
 - a. an Off-Menu Incentive to permit a Floor Area Ratio of 8.87:1;
 - b. an Off-Menu Incentive to permit a height of 195 feet; and
 - c. a Waiver of Development Standards to eliminate the automobile parking requirement for residential uses;
- 3) **Approve** a Site Plan Review for a development project which creates, or results in an increase of 50 or more dwelling units.
- 4) **Adopt** the attached Conditions of Approval; and
- 5) **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers, Senior City Planner



Oliver Netburn, City Planner

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

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ENV-2021-3039-CE	
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PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project (Figure 1) is the demolition of existing site improvements and the construction, use, and maintenance of a new, 15-story, 195-foot high and 243,973 square-foot mixed-use building with 331 dwelling units, including 37 dwelling units set aside for Very Low Income Households (or 11% of the total units). The building will be constructed with one (1) level of subterranean parking with 31 commercial parking spaces, one (1) at-grade level with the residential lobby and three (3) commercial tenant spaces totaling approximately 6,350 square feet, 13 residential levels above, and a rooftop level with the resident pool fitness center and lounge.

The project includes 60 studio units, 216 one-bedroom units, 55 two-bedroom units and 34,475 square feet of open space for residents. The units are summarized below in Table 1.

Table 1

Unit Type	Size (square feet)	Count
Studio	422-650 SF	60
1-Bedroom	422-650 SF	216
2-Bedroom	840-870 SF	55
Total		331

Vehicular access into the subterranean parking level is provided via one (1) two-way driveway accessed from the alley (Harlem Place). The project will also provide 20 short-term and 162 long-term bicycle parking spaces; along the street and within the subterranean parking level.

The ground floor includes a residential entrance lobby along the building's corner frontage at the intersection of Spring and 3rd Streets. This space includes the leasing office and mail and package room along the 3rd Street frontage. Along Spring Street are the proposed commercial tenant spaces. The second level includes several two-bedroom units along the perimeter of the building and an interior outdoor courtyard surrounded by a resident common area. Levels three (3) through 13 are additional resident units. Lastly, the rooftop level includes resident amenity areas including a roof deck, pool, spas, outdoor fitness area and indoor fitness room.



Figure 1. Proposed Development

PROJECT BACKGROUND

Project Site

The project site is flat, corner property and consists of two (2) parcels that are bound by Spring Street to the west, 3rd Street to the south and an alley (Harlem Place) to the east. The subject property totals approximately 27,578 square feet with a frontage of approximately 177 feet along Spring Street and 155 feet along 3rd Street. Currently, the site is developed a surface parking lot, which will be removed as part of the proposed project.

General Plan Land Use Designation and Zoning

The project site is located within the Central City Community Plan which designates the site for Regional Center Commercial land uses corresponding to the CR, C1.5, C2, C4, C5, R3, R4, R5, RAS3 and RAS4 Zones. The project site is zoned [Q]C4-4D. The Height District 4 designation has no height limitation; however, Q Condition per Ordinance No. 164,307-SA555 limits building height to 150 feet. The "D" Development Limitation and City Center Redevelopment Plan both permit a maximum FAR of 6 to 1. The site is not located within any specific plan, community

design overlay, or interim control ordinance. The project site is also located within a Transit Priority Area, and Greater Downtown Housing Incentive Area.

Surrounding Properties

Properties to the north, east, and west are similarly zoned [Q]C4-4D. The property to the north is improved with a multi-story parking structure. Properties to the east and across the alley (Harlem Place) is improved with multi-story commercial uses. The property to the west is improved with a 6-story mixed-use building also known as the Douglas Building. Lastly, the property to the south is zoned [Q]PF-4D and improved with a state government building that is approximately 16-stories in height.

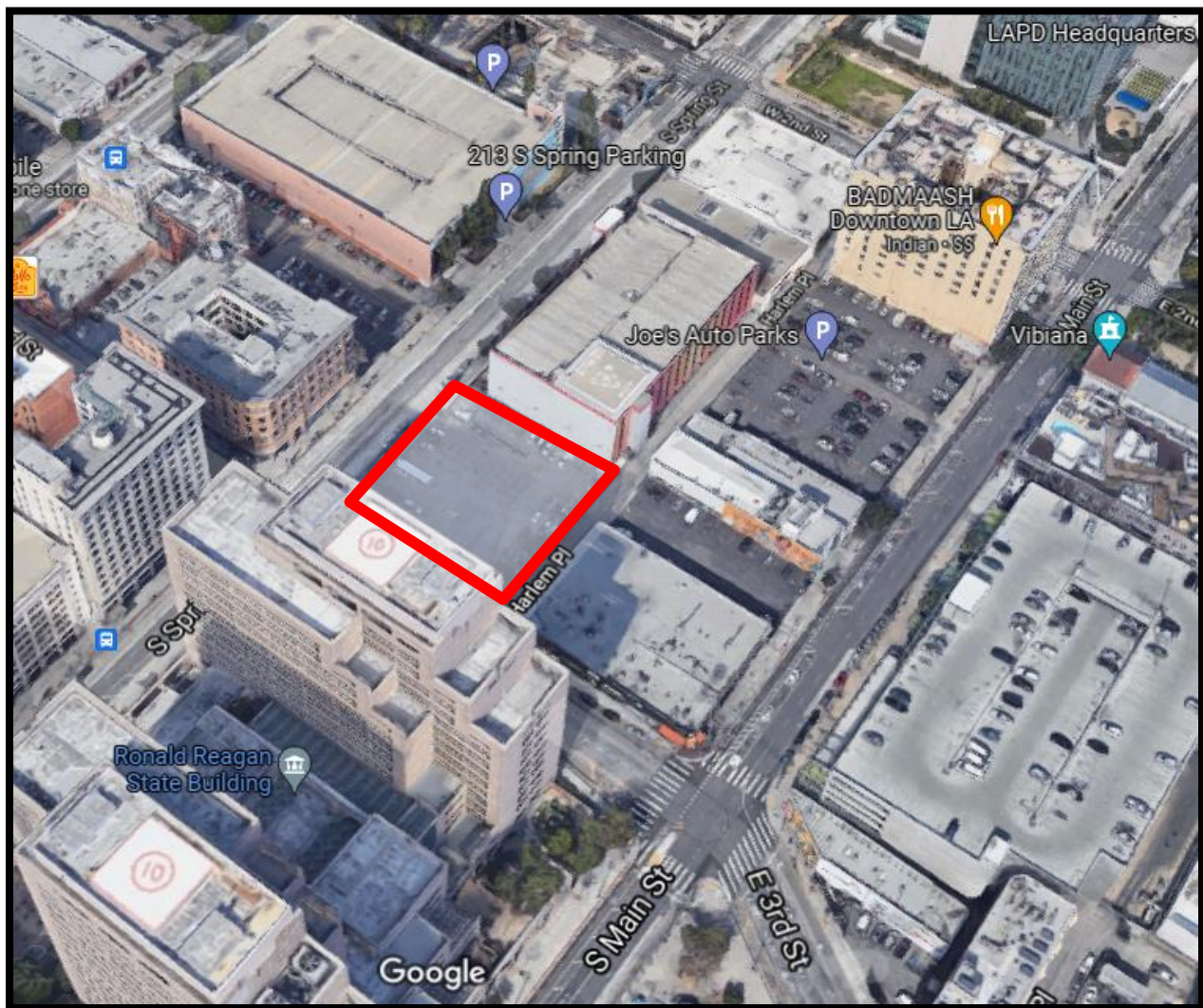


Figure 2. Project Site and Surrounding Area

Streets and Circulation

Spring Street, abutting the property to the west, is designated Modified Avenue II, dedicated to a width of 80 feet with a roadway width of 52 feet and improved with asphalt roadway, curb, gutter, and concrete sidewalks.

3rd Street, adjoining the subject property to the south, is designated Modified Avenue III, dedicated to a width of 70 feet with a roadway width of 40 feet and improved with asphalt roadway, curb, gutter, and concrete sidewalks.

Harlem Place, adjoining the subject property to the east, is designated as an alley, is dedicated to a width of 20 feet.

Relevant Cases

Subject Property:

Case No. CPC-1986-606-GPC - On December 20, 1988, the City Council adopted a Zone Change surrounding the subject property via Ordinance No. 164307, in conjunction with the General Plan Consistency Program for the Central City Community Plan. The permanent [D] Limitation restricts floor area ratio to 6:1, except for projects approved for Transfer of Floor Area of the Redevelopment Plan for the Central Business District Redevelopment project; projects approved for the rehabilitation, remodeling, or replacement of existing buildings; projects approved for a density variation of 50,000 SF or less; projects approved for a density variation of more than 50,000 SF prior to the effective date of the ordinance; and projects approved pursuant to any procedure to regulate transfers of floor area.

Surrounding Properties:

The following relevant cases were identified to be within a 1,000-foot radius of the project site and filed within the past 10 years:

Case No. CPC-2016-3808-VZC-CDO-DD-SPR – On February 13, 2020, the City Planning Commission approved a new mixed-use building with 680 residential units and 10,000 square feet of ground floor commercial uses. The proposed uses will be within a 56-story building at 570 feet in height at the highest roofline and 608 feet at the top of the highest parapet located at 213 South Spring Street, 200-210 South Broadway and 232-238 West 2nd Street.

Case No. DIR-2015-981-SPR-DD – On December 10, 2019, the Director of Planning approved a 32-story, mixed-use development comprised of 428 multi-family residential units and up to 2,509 square feet of commercial uses located at 340 South Hill Street.

Case No. DIR-2017-3934-SPR – On April 13, 2018, the Director of Planning approved the construction, use and maintenance of an 11-story hotel with 315 guest rooms, ancillary guest uses, and up to 2,000 square feet of public meeting room space located at 361 South Spring Street & 201-213 West 4th Street.

Density Bonus / Affordable Housing Incentive Program

In accordance with California Government Code Section 65915 and LAMC Section 12.22-A,25, in exchange for setting aside a percentage of the project's units for affordable housing, the project is eligible for a density bonus, reduction in parking, and incentives and waivers allowing for relief from development standards. Although eligible for a density bonus, the applicant does not seek any additional density through density bonus provisions. The applicant has requested to utilize the provisions of City and State Density Bonus laws as follows:

Density

The applicant is not seeking any additional density. The subject property is located within the Greater Downtown Housing Incentive Area (GDHIA) and subject the provisions of LAMC Section 12.22-C,3 (Incentives to Produce Housing in the Greater Downtown Housing Incentive Area) which provides that, “[t]he maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions of this chapter so long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units.” As such, the proposed project has no density limitation. With no density limitation, the base density is based on the total number of units proposed and any required on-site restricted affordable units is based on the same. Therefore the base number of units, 331, is also the total number of units.

Incentives

Pursuant to the LAMC Section 12.22-A,25 and California Government Code Section 65915, a project which reserves a minimum of 10 percent of the base density for Very Low Income Households is entitled to two (2) Incentives.. The proposed project will set aside over 10 percent of the total number of units (331 units) for Very Low Income Households which results in 37 units to be restricted affordable units. Accordingly, the project has requested the following Incentives:

- a. **Floor Area Ratio (FAR)** – The subject property is zoned [Q]C4-4D. The City Center Redevelopment Plan and the “D” Development Limitation limits the FAR of 6 to 1. Pursuant to LAMC Section 12.22-A.25, projects are permitted as an On-Menu Incentive “[a] percentage increase in the allowable Floor Area Ratio equal to the percentage of Density Bonus for which the Housing Development Project is eligible, not to exceed 35%. In this case, the project has requested an Off-Menu Incentive to allow a 47.8% increase in the FAR for an FAR of 8.87 to 1. Nevertheless, consistent with LAMC Section 12.22-A,25, to meet the maximum On-Menu FAR increase, as discussed above, the project is providing 11% of the base density as restricted affordable units.
- b. **Height** – The subject property is zoned [Q]C4-4D. Height District 4 permits unlimited building height; however, the [Q] Condition (established under Ordinance No. 164,307, Subarea 555 limits the maximum building height of 150 feet. Pursuant to LAMC Section 12.22-A.25(g)(3), the project is requesting an Off-Menu Incentive to permit a height of 195 feet.

Waiver of Development Standards

Per California Government Code Section 65915(e)(1) and Section 12.25-A,25(g) of the LAMC, a Housing Development Project may also request other “waiver(s) or reduction(s) of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria...at the densities or with the concessions or incentives permitted under [State Density Bonus Law]”. In addition to the Off-Menu Incentives, the project has requested one (1) Waiver of Development Standards, as follows:

- c. **Parking** – Pursuant to California Government Code Section 65915, the project would be required to provide 0.5 automobile parking spaces per dwelling unit in exchange for setting aside 11% of the base density for Very Low Income Households. This would amount to a total of 166 automobile parking spaces for the proposed 331 dwelling units. The applicant has requested a Waiver of Development Standard to eliminate all of the residential automobile parking requirement.

Housing Replacement

The Housing Crisis Act of 2019 (SB 330) prohibits the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant “Protected Units” unless the project replaces those units. The replacement requirements are applicable to those proposed housing development projects that submit a complete application pursuant to California Government Code Section 65943 to the Department of City Planning on or after January 1, 2020.

On April 28, 2021, the Los Angeles Housing Department (LAHD) determined no units are subject to replacement pursuant to the requirements of SB 330. LAHD determined that since at least December 2014, the properties have been used for commercial purposes (parking lot). The provisions of SB 330 do not apply to commercial properties, therefore no SB 330 replacement affordable units are required.

PUBLIC HEARING

A public hearing on this matter with the Hearing Officer was held via teleconference on August 25, 2021. Comments from the public hearing are documented in Public Hearing and Communications, Page P-1.

PROFESSIONAL VOLUNTEER PROGRAM

The proposed project was reviewed by the Urban Design Studio’s Professional Volunteer Program (PVP) on August 3, 2021. The resulting comments and suggestions detailed in the following section, Issues and Considerations, focus primarily on interior common areas and units’ access to light and air.

ISSUES AND CONSIDERATIONS

The following includes a discussion of issues and considerations related to the project. These discussion points were either identified during the design review process with PVP, at the public hearing held on August 25, 2021, or in discussions with the applicant.

Daylight

The PVP expressed concerns with the site design of the building and its overall access to daylight. The “U” shaped building, being oriented and open towards the multi-story parking structure and narrow width of the courtyard would not allow much daylight to enter the courtyard and the units that are faced towards this direction.

The applicant did not respond to these particular comments.

Project Sustainability Features

The project will provide electric vehicle charging facilities as required by LAMC Sections 99.04.106 and 99.05.106. Furthermore, the project will comply with the solar requirements within Section 99.05.211.1 of the LAMC.

CONCLUSION

Based on the public hearing and information submitted to the record, staff recommends that the City Planning Commission find, based on its independent judgment, after consideration of the entire administrative record, that the project is categorically exempt from CEQA. Staff also recommends that the City Planning Commission approve the Density Bonus incentives and

waivers of development standards and site plan review, thereby approving the project as proposed.

CONDITIONS OF APPROVAL

The following conditions are hereby imposed upon the use of the subject property:

A. Development Conditions

Density Bonus

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans dated October 29, 2021, submitted by the applicant, stamped "Exhibit A," and attached to the subject case file.
2. **Residential Density.** The project shall be limited to a maximum density of 331 dwelling units, including the restricted affordable units.
3. **On-Site Restricted Affordable Units.**
 - a. A minimum of 37 dwelling units, that is 11 percent of the total dwelling units (331), shall be reserved as Very Low Income units, as defined by the State Density Bonus Law per Government Code Section 65915(c)(2).
 - b. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A,25.
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make 11 percent of the total density (37 units) available to Very Low Income Households, for sale or rental as determined to be affordable to such Households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22-A,25, to the satisfaction of LAHD. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination for more information.
5. **Incentives.**
 - a. **Floor Area Ratio (FAR).** A maximum Floor Area Ratio (FAR) of 8.87 to 1 shall be permitted in lieu of the 6:1 otherwise permitted.
 - b. **Height.** A maximum height of 195 feet shall permitted in lieu of 150 feet.
6. **Waiver of Development Standards.**
 - a. **Parking.** The project shall be permitted to provide no residential parking spaces.
7. **Parking.**

- a. **Commercial Parking.** Commercial parking shall be provided consistent with LAMC Section 12.21-A,4.
- b. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21-A,16.

Site Plan Review

8. **Landscaping.**
 - a. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
 - b. All planters containing trees shall have a minimum depth of 48 inches (48”).
9. **Driveway.** All vehicular access shall be via the alley (Harlem Place).
10. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view.
11. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
12. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.
13. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
14. **Solar Panels.** The project shall comply with Section 99.05.211.1 of the LAMC.
- B. Administrative Conditions**
 15. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff “Final Plans”. A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
 16. **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.
 17. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification

shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

18. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
19. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
20. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
21. **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.
22. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, 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.
23. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
24. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
25. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or

the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

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

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

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its

approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

Density Bonus/Affordable Housing Incentives Compliance Findings

1. Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC, the decision-maker shall approve a density bonus and requested incentive(s) unless the decision-maker finds that:
 - a. ***The Incentive does not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.***

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

Based on the set-aside of 11 percent of the base density for Very Low Income Households, the applicant is entitled to two (2) Incentives under both Government Code Section 65915 and the LAMC. The request for an increase in height and the request for increase in floor area ratio are Off-Menu Incentives.

Floor Area Ratio

The property's "D" Development Limitation permit a maximum FAR of 6 to 1. Furthermore, the City Center Redevelopment Plan also limits FAR to 6 to 1. Thus, the applicant is requesting an off-menu incentive for an increase in FAR from 6 to 1 to 8.87 to 1.

The requested increase in FAR will allow for the construction of affordable units in addition to larger-sized dwelling units. Granting of the incentive would result in a building design and construction efficiencies that provide for affordable housing costs; it enables the developer to expand the building envelope so that additional affordable units can be constructed and the overall space dedicated to residential uses is increased. The increased building envelope also ensures that all dwelling units are of a habitable size while providing a variety of affordable studios, one- and two-bedroom units. This Incentive supports the applicant's decision to set aside a minimum of 37 dwelling units for Very Low Income Households for 55 years.

Height

The property's zoning and designation of Height District 4 permits unlimited height; however, the Q condition per Ordinance No. 164,307-SA555 limits height to 150 feet.

Granting the subject request for the increase in height by 45 feet will allow for an expanded building envelope, and the provision of additional market-rate units, which will offset the cost of the inclusion of restricted affordable units. Additionally, the increase in height would allow for design efficiencies in the placement of corridors, vertical

circulation elements and amenities, which would be a shared cost for the development of the project. Without the increase, the project would be reduced by four (4) full stories and would severely limit the number of restricted affordable units that could be provided.

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

There is no evidence that the proposed density bonus incentives will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22-A,25(b)).

The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives. Therefore, there is no substantial evidence that the project's proposed incentives will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources.

- c. ***The waiver[s] or reduction[s] of development standards will not have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]" (Government Code Section 65915(e)(1))***

A project that provides at least 5 percent of its base density for Very Low Income Households may request other "waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]" (Government Code Section 65915(e)(1)).

Therefore, the request for elimination of the automobile parking requirement for residential uses is requested as a waiver of development standards. Without the requested waivers, the existing development standards would preclude the development of the proposed density bonus units and project amenities for the reasons stated below.

Parking

Pursuant to California Government Code Section 65915, the project is required to provide .5 automobile parking spaces per unit; this would require a total of 166 automobile parking spaces. In lieu of these requirements, the project is requesting elimination of the residential automobile parking requirement because it would

necessitate five (5) additional levels solely for parking. These development standards would have the effect of physically precluding the construction of 331 dwelling units within a 195-foot height limit. This waiver support the applicant's decision to provide 37 units as affordable housing units reserved for Very Low Income Households.

d. *The Incentives are contrary to State/federal law.*

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

Site Plan Review Findings

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

The project site is located within the Central City Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Regional Center Commercial land uses corresponding to the CR, C1.5, C2, C4, C5, R3, R4, R5, RAS3 and RAS4 Zones. The site is zoned [Q]C4-4D. The site is located within the State Enterprise Zone, Transit Priority Area, Greater Downtown Housing Incentive Area, and City Center Redevelopment project area. The site is not located within any specific plan, community design overlay, or interim control ordinance. The subject property is not located within the boundaries of and is not subject to any other specific plan or community design overlay.

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

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

Objective 1-2: To increase the range of housing choices available to Downtown employees and residents.

Objective 1-3: To foster residential development which can accommodate a full range of incomes.

Objective 2-1: To improve Central City's competitiveness as a location for offices, business, retail, and industry.

Policy 2-1.2: To maintain a safe, clean, attractive, and lively environment.

Consistent with these objectives, the project would further the development of Central City as a major center of population and retail services by replacing and activating the older commercial use of a parking lot with a high-quality mixed-use and attractive development that includes 331 residential units and approximately 6,350 feet of neighborhood-serving commercial spaces. The provision of 331 new residential units of varying sizes and types, including 37 units affordable to Very Low Income households, would provide for the housing required to satisfy the needs of various economic segments of the community.

By providing a range of housing opportunities, the project accommodates an adequate supply of housing units by type and cost.

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

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

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

The project proposes a new mixed-use multi-family and commercial development that will provide much-needed housing, including affordable housing, and neighborhood-serving commercial uses. Accordingly, the project fulfills the Community Plan, Framework Element, and Housing Element goals and objectives of providing quality housing for all persons in the community, including those at all income levels.

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

GOAL 1: “HOUSING PRODUCTION AND PRESERVATION.”

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

GOAL 2: “SAFE, LIVEABLE, AND SUSTAINABLE NEIGHBORHOODS.”

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

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

The project utilizes development incentives to provide a higher number of residential units than would otherwise be permitted, thereby facilitating the creation of a higher number of affordable units and addressing the need for affordable housing in the City.

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

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

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

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

Additionally, the project is a Density Bonus development located along Spring Street in close proximity to the Pershing Square Metro Station and is well-served by public transportation. Thus, by locating higher-density development along major transit corridors and by providing commercial services and jobs in close proximity to residences, the project will contribute towards the creation of sustainable neighborhoods and a reduction in vehicle trips and VMT (vehicle miles traveled). The project will further promote mobility and sustainable environments by providing active and transparent building facades, and incorporating landscaping, all of which will significantly improve pedestrian movement and the quality of the streetscape in the area. The proposed improvements represent a significant improvement over the existing site conditions and help realize the City’s goals.

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

Therefore, the project substantially conforms with the purpose, intent, and provisions of the General Plan, the applicable Community Plan, and the applicable specific plan.

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

The project site consists of two (2) existing contiguous lots encompassing a total of approximately 27,578 square feet of lot area. The project is located at a corner site bound by 3rd Street to the south and Spring Street to the west.

The subject property is currently developed with a surface parking lot. The project proposes to demolish all existing improvements for the development of a new 15-story 331-unit mixed-use building with commercial tenant spaces on the ground floor. The project also proposes one (1) subterranean level of vehicular parking.

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

Height, Bulk, Setbacks

As depicted in Exhibit "A", the building will encompass a total of 243,973 square feet of total floor area and will rise to a maximum height of 195 feet (with limited exceptions for roof structures, per the LAMC).

The City's zoning regulations, specifically those that govern building height, mass, and location on a property, are intended to ensure that a development is compatible with its surroundings and is appropriate for its location. Surrounding properties range from 5 to 16 stories in height. The project's proposed height is compatible with the government building to the south which is 16 stories in height and the mixed-use building to the west which is 13 stories in height. The project's ground level consists of the proposed commercial tenant spaces and ancillary residential uses. This will facilitate a pedestrian-oriented streetscape and activate the public realm. No setbacks are required within the Greater Downtown Housing Incentive Area (GDHIA) and the building will be consistent with surrounding development which also observe zero setbacks and a continuous street frontage.

The proposed building height, mass, and setbacks are all consistent/permissible with all applicable zoning regulations and State and City Density Bonus law, and as a result will be compatible with adjacent properties. Therefore, the project's height, mass, and setbacks will be compatible with adjacent properties.

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

At the ground floor, the project proposes approximately 6,350 square feet of commercial space fronting Spring Street, with commercial parking located in the subterranean level which is accessed from the alley (Harlem Place) where commercial loading is also proposed. At the corner of this level is the residential lobby with entrances from both Spring and 3rd Streets.

The proposed site layout will minimize any potential impacts to the project's surroundings. Commercial uses are concentrated along Spring Street. The project has been designed and conditioned to provide extensive transparency and glazing along the primary street frontages, which will enhance the project's surroundings and encourage pedestrian activity along the streetscapes.

Long-term bicycle parking is stored in within the subterranean parking levels and short-term bicycle parking located in the right-of-way along 3rd Street. The proposed trash collection location at the ground level is also easily accessible yet fully enclosed within the building footprint, thereby shielding the trash enclosures from view by adjacent properties.

The project includes several distinct outdoor open space areas at the second and rooftop levels and along the streetscape. New on- and off-site trees will be provided in compliance with the LAMC and Urban Forestry's policies. All of the proposed recreation spaces and landscaping will enhance both the project and the greater neighborhood as a whole, and as a result the project will be cohesive and integrate well with the surrounding community. Accordingly, all of the proposed open spaces and landscaping will enhance the property and will be compatible with other improvements on the subject property and abutting properties.

Furthermore, appropriate lighting and additional landscaping will be provided in accordance with the requirements of the LAMC and the conditions herein. The project has been designed to provide adequate lighting for operation and safety and to meet all

regulations while limiting potential impacts. Additional landscaping such as street trees will be provided throughout the property per the requirements of the applicable City agencies. Therefore, for all of these reasons, the project will significantly improve the physical appearance of the property and will be compatible with existing and future development on the subject property and on surrounding properties.

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

The project proposes a total of 34,475 square feet of open space which consists of 8,618 square feet of common indoor open space, 14,107 square feet of common outdoor space and 11,750 square feet of private open space in the form of residential balconies. Proposed recreation and amenity spaces are proposed on levels two and the rooftop. This includes an outdoor interior courtyard, common area, a rooftop level pool and fitness area, and private balconies for certain residential units throughout.

The project will provide a wide array of high-quality recreational and service amenities for residents. In addition, all of the outdoor spaces will be landscaped and planted with a variety of trees and other plants, which will provide shade and greenery for residents and patrons of the project, enhance the physical environment, and reduce potential impacts on adjacent properties. The site orientation of the outdoor amenity spaces are either interior to the development or away from neighboring properties. Therefore, the project provides many different recreational and service amenities which will improve habitability for residents and the community alike, and will minimize impacts on neighboring properties.

PUBLIC HEARING AND COMMUNICATIONS

A public hearing was held by the Hearing Officer via teleconference on August 25, 2021, at approximately 1:00 p.m.

1. Attendees

The hearing was attended by representatives of the applicant and members of the public.

2. Testimony

- a. Dana Sayles, the applicant's representative presented the project and highlighted the project design and project features.
- b. 17 speakers expressed commented on the project; one (1) in support and 16 in opposition.

Those in opposition cited concerns about lack of residential parking, necessity to support local hire, the project being inequitable, and lack of provision of affordable housing.

- c. In response to the concerns raised by the members of the public, the applicant's representative highlighted that local hiring practices is not within the purview of the deciding body and that the project provides 37 affordable units which is a calculation based on the total number of units and not the base number of units which is what's typically done.

Written Testimony

Planning staff received 11 letters concerning the proposed project.

One (1) letter is in support of the project from the Downtown Los Angeles Neighborhood Council dated June 8, 2021.

Three (3) additional letters are in support of the project.

The remaining seven (7) letters are in opposition to the project due to lack of residential parking, and the height of the proposed structure.

Public correspondence has been attached as Exhibit E to the Staff Recommendation Report.

Exhibit A

Plans



121 WEST THIRD STREET

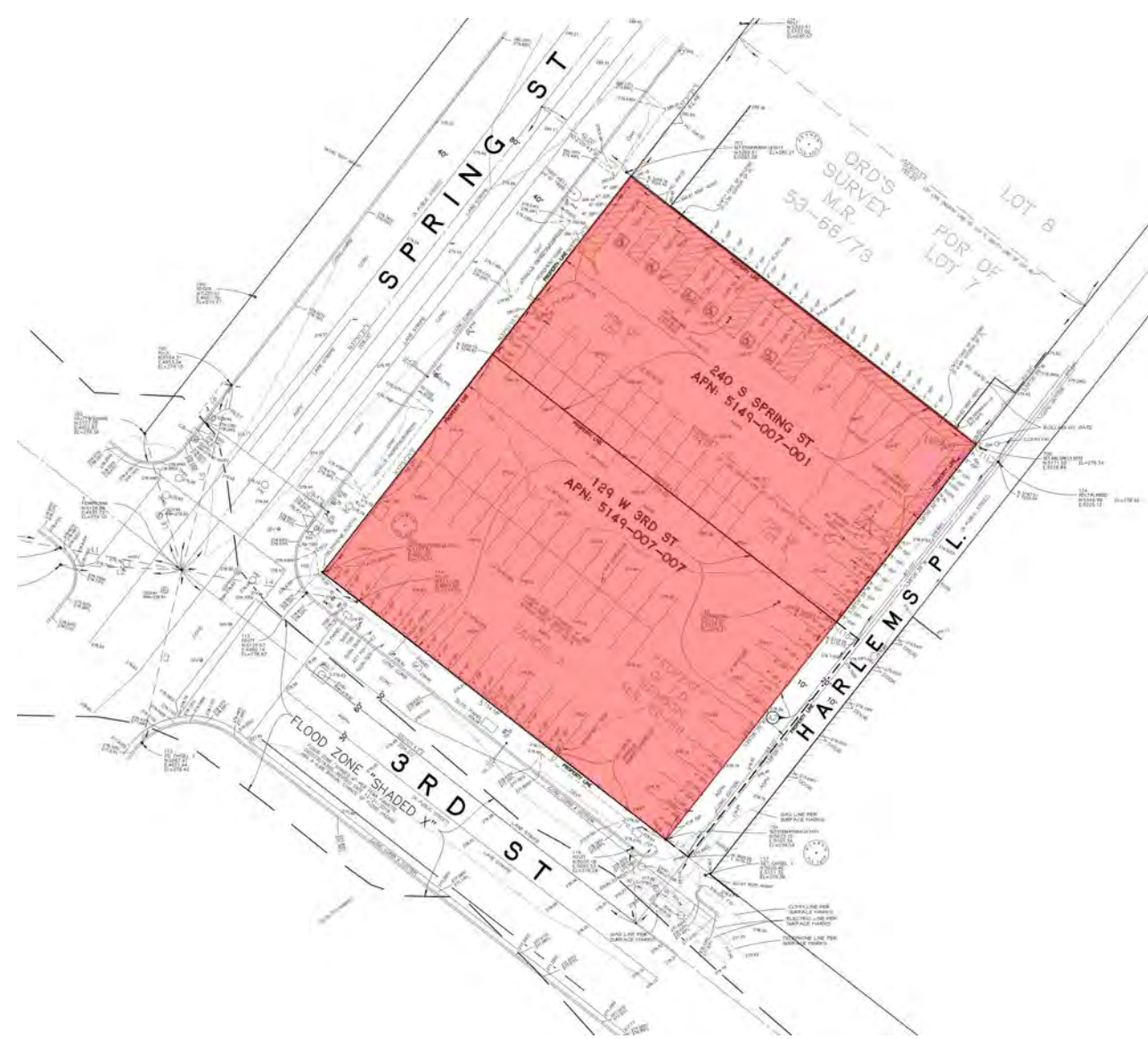
100% ENTITLEMENT SET OCTOBER 29, 2021



VICINITY MAP



LOCATION MAP



ZONING INFORMATION

ZONE	[Q]C4-4D
GENERAL PLAN LAND USE	REGIONAL COMMERCIAL CENTER
SPECIFIC PLAN AREA	NONE
COMMUNITY PLAN IMPLEMENTATION OVERLAY	NONE
HILLSIDE AREA (ZONING CODE)	NO
TRANSIT PRIORITY AREA	ZI 2452
REDEVELOPMENT PROJECT AREA - CITY CENTER	ZI 2488
GREATER DOWNTOWN HOUSING INCENTIVE AREA	ZI 2385
STATE ENTERPRISE ZONE LOS ANGELES	ZI 2374

JURISDICTIONAL INFORMATION

COMMUNITY PLAN AREA	CENTRAL CITY
AREA PLANNING COMMISSION	CENTRAL
NEIGHBORHOOD COUNCIL	DOWNTOWN LOS ANGELES
COUNCIL DISTRICT	CD 14 - KEVIN DE LEON
CENSUS TRACT #	2073.02
LADBS DISTRICT OFFICE	LOS ANGELES METRO

SITE INFORMATION

LOT AREA :	27,513 SF
LAND USE :	REGIONAL COMMERCIAL
SETBACKS :	PER GREATER DOWNTOWN HOUSING INCENTIVE AREA, ALL YARD REQUIREMENTS WERE ELIMINATED
DEDICATIONS :	3RD STREET 5'-0" DEDICATION RIGHT OF WAY SPRING STREET NONE HARLEM PLACE NONE OTHER 15'-0" X 15'-0" LIMITED HEIGHT CORNER CUT DEDICATION AT 3RD AND SPRING
EASEMENTS :	3RD STREET NONE SPRING STREET NONE HARLEM PLACE 20'-0" PUBLIC ROAD EASEMENT
BUILDING HEIGHT :	ALLOWABLE MAX HEIGHT 150' PER Q CONDITION PROPOSED HEIGHT 195'-0"
FAR :	ALLOWABLE FAR 6.0:1 FAR PER ORD 164.307 PROPOSED FAR 8.87:1 FAR
FLOOR AREA :	ALLOWABLE FLOOR AREA: 27,513 SF x 6.0 = 165,078 SF PROPOSED FLOOR AREA: 243,973 SF
RESIDENTIAL DENSITY :	PER GREATER DOWNTOWN HOUSING INCENTIVE AREA ZI NO. 2385, THE MAXIMUM NUMBER OF DWELLING UNITS IS UNLIMITED
PROPOSED RES DENSITY :	331 UNITS

LEGAL DESCRIPTION

PARCEL 1
APN : 5149-007-001

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 98 FEET OF LOT 6 IN BLOCK 3 OF ORD'S SURVEY, IN THE CITY LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 66 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECORDED MARCH 20, 1897, IN BOOK 66 PAGE 29 OF MISCELLANEOUS RECORDS, APPEARS A PLAT ON WHICH THE ABOVE DESCRIBED REAL PROPERTY IS DESIGNATED AS LOT 'A' OF PROPERTY OF T.D. STIMSON AND PORTION OF HARLEM PLACE, FORMERLY KNOWN AS CENTER PLACE, FORMERLY KNOWN AS MOTT ALLEY, ADJOINING, SITUATED IN LOT 6 IN BLOCK 3 OF SAID ORD'S SURVEY.

PARCEL 2
APN : 5149-007-001

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 3 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 66 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF SPRING STREET, DISTANT THEREON 98 FEET NORTHEAST FROM ITS INTERSECTION WITH THE NORTHEAST LINE OF THIRD STREET, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT A OF THE PROPERTY OF T. D. STIMSON, AS SHOWN ON MAP RECORDED IN BOOK 66 PAGE 29 OF SAID MISCELLANEOUS RECORDS; THENCE FROM THE POINT OF BEGINNING, NORTHEAST ALONG THE SOUTHEAST LINE OF SPRING STREET, 80 FEET TO THE SOUTHWEST LINE OF THE LAND DESCRIBED IN THE DEED TO THE TIMES—MIRROR COMPANY, RECORDED ON DECEMBER 29, 1961 AS INSTRUMENT NO. 2403, IN BOOK D1464 PAGE 219 OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHEAST ALONG SAID SOUTHWEST LINE, TO THE NORTHWEST LINE OF HARLEM PLACE (FORMERLY KNOWN AS CENTER PLACE); THENCE SOUTHWEST ALONG SAID NORTHWEST LINE TO THE NORTHEASTERLY CORNER OF SAID LOT A OF T.D. STIMSON; THENCE NORTHWEST ALONG THE NORTHEAST LINE OF SAID LOT A TO THE POINT OF BEGINNING.

SHEET INDEX

SHEET INDEX	
Sheet Number	Sheet Name
A0.00	COVER SHEET
A0.01	PROJECT INFORMATION
A0.02	PROJECT INFORMATION
A0.10	FAR CALCULATIONS AND PLAN DIAGRAMS
A0.11	OPEN SPACE CALCULATIONS AND PLAN DIAGRAMS
A0.20	EXISTING SITE PHOTOS
A0.30	RENDERINGS
A0.31	RENDERINGS
A0.40	UNIT PLANS - L02
A0.41	UNIT PLANS - L03-14
ALTA/NSPS DESIGN SURVEY 1/2	
ALTA/NSPS DESIGN SURVEY 2/2	
A1.01	SITE PLAN
A2.01	FLOOR PLAN - BASEMENT 01
A2.02	FLOOR PLAN - LEVEL 01
A2.03	FLOOR PLAN - LEVEL 02
A2.04	FLOOR PLAN - LEVELS 03 - 14
A2.05	FLOOR PLAN - LEVEL 15 ROOF DECK
A2.06	FLOOR PLAN - PENTHOUSE LEVEL
A2.07	ROOF PLAN
A3.01	BUILDING SECTIONS N-S
A3.02	BUILDING SECTIONS E-W
A3.03	BUILDING SECTIONS E-W
A4.01	BUILDING ELEVATIONS - SOUTH/EAST
A4.02	BUILDING ELEVATIONS - SOUTH/WEST
A4.03	BUILDING ELEVATIONS - NORTH/WEST
A4.04	BUILDING ELEVATIONS - NORTH/EAST
A5.01	EXTERIOR MATERIALS
L1.11	GROUND LEVEL SITE PLAN
L1.12	PODIUM LEVEL SITE PLAN
L1.13	ROOF LEVEL SITE PLAN
L1.14	MATERIAL AND PLANTING PALLETES

PROJECT INFORMATION

BUILDING ADDRESS:	252 S. SPRING STREET LOS ANGELES, CA. 90012	& 121 W. 3RD STREET LOS ANGELES, CA. 90013	244-246 S. SPRING STREET LOS ANGELES, CA. 90012
OWNER:	RELEVANT GROUP 1805 N. CAHUENGA BLVD. HOLLYWOOD CA 90028 CONTACT: GRANT KING +1 323 486 1400	ARCHITECT: GENSLER 500 S. FIGUEROA STREET LOS ANGELES CA 90071 CONTACT: OLIVIER SOMMERHALDER +1 213 485 1234	LAND USE CONSULTANT: THREE6IXTY 11287 W. WASHINGTON BLVD CULVER CITY, CA 90232 CONTACT: SARA HOUGHTON +1 310 204 3500
ASSESSOR'S PARCEL NUMBER (APN):	5149-007-007 / 5149-007-001		

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION, USE AND MAINTENANCE OF AN APPROXIMATELY 243,973 - SQUARE FOOT MIXED-USE BUILDING HAVING 331 RESIDENTIAL DWELLING UNITS, 37 (11% OF THE TOTAL NUMBER OF UNITS) OF WHICH ARE RESTRICTED TO VERY LOW INCOME HOUSEHOLDS, INCLUDING APPROXIMATELY 6,350 SQUARE FEET OF GROUND FLOOR COMMERCIAL USES, IN A 15-STORY BUILDING WITH A MAXIMUM HEIGHT OF 195'-0" FEET (EXCLUSIVE OF ROOFTOP RAILINGS/GUARDRAILS, STAIR AND ELEVATOR SHAFTS AND/OR ROOF PROJECTIONS), OVER ONE LEVEL OF SUBTERRANEAN PARKING.

THE PROPOSED PROJECT IS REQUESTING A DENSITY BONUS APPROVAL PURSUANT TO LAMC SECTION 12.22 A.25, INCLUDING TWO OFF-MENU INCENTIVES FOR AN INCREASE IN THE ALLOWABLE FAR AND FOR AN INCREASE IN THE ALLOWABLE BUILDING HEIGHT, AND ONE WAIVER OF DEVELOPMENT STANDARDS FOR THE ELIMINATION OF REQUIRED PARKING FOR RESIDENTIAL USES IN ADDITION TO SITE PLAN REVIEW APPROVAL PURSUANT TO LAMC SECTION 16.05.



121 West 3rd Street Los Angeles, CA 90013

EXHIBIT "A"
Page No. 2 of 32
Case No. CPC-2021-3038-DB-SPR-HCA

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

ONE TWENTY ONE

Project Number

005.2878.000

Description

PROJECT INFORMATION

Scale

A0.01

RESIDENTIAL UNIT SUMMARY

Unit Type	Unit Count	Unit Percentage
Studio	60	18%
1BR	216	65%
2BR	55	17%
TOTAL UNITS	331	

VERY LOW INCOME UNIT SUMMARY

VERY LOW INCOME UNIT COUNT

Total Unit Count	331
	x 11%
TOTAL VERY LOW INCOME UNITS	37

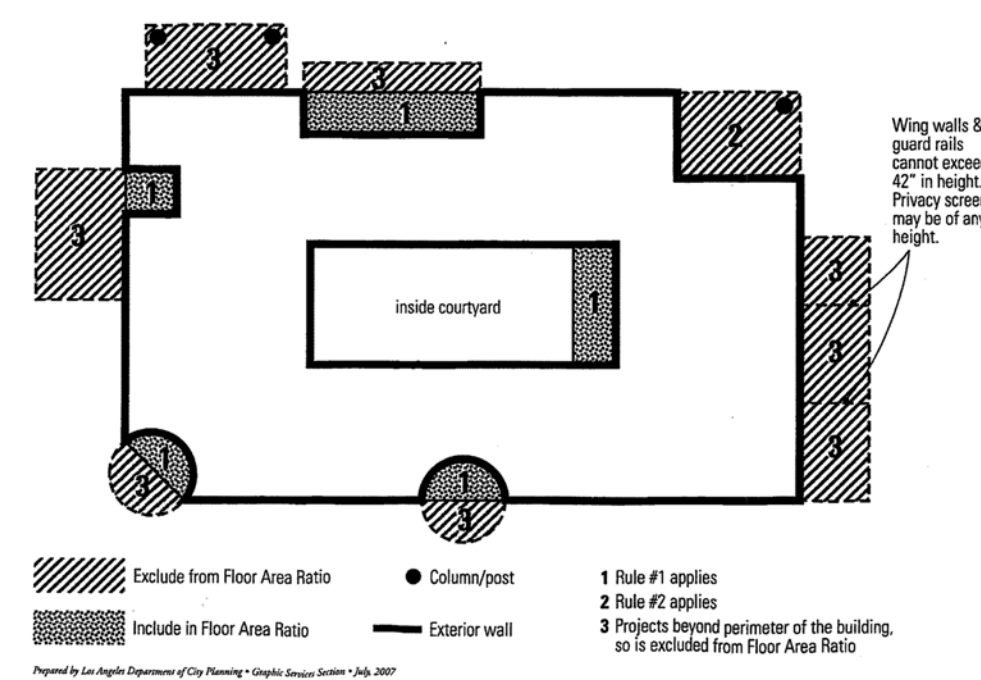
VERY LOW INCOME UNIT MIX

Very Low Income Unit Type	% Mix	Qty.
Studio	19%	7
1 Bedroom	65%	24
2 Bedroom	16%	6
TOTAL UNITS	100%	37

EXTERIOR PRIVACY SCREENS

PER CASE NO. ZA 2007-3430(ZAI) NONSTRUCTURAL VERTICAL PRIVACY SCREENS BORDERING BALCONIES ARE NOT CONSIDERED EXTERIOR WALLS. THEREFORE, EXTERIOR BALCONIES IN THE PROJECT ARE CONSIDERED UNENCLOSED AND ARE NOT COUNTED IN FLOOR AREA CALCULATION.

Case No. ZA 2007-3430 (ZAI) - Floor Area Ratio and Private Open Space (Balconies and Decks) Diagram "A"



PARKING CALCULATIONS

SUMMARY OF PARKING REGULATIONS

Automobile Parking per Central City Parking Ordinance: **LAMC Section 12.21 A.4 (p)**
 Commercial Parking: Downtown Business District **LAMC Section 12.21 A.4 (j)** and **Ordinance No. 135,901 & 137,036**

For compact stall dimensions see **LAMC Section 12.21A5.(a)**.
 For compact stall standards (% of stalls) see **LAMC Section 12.21A5.(c)**.

Per AB 2345 effective January 1, 2021 for Density Bonus projects, .5 spaces per dwelling unit will be required.

Total Unit Count 331

REQUIRED PARKING - RESIDENTIAL

Unit Type	Qty.	Ratio	Spaces
Studio	60	0.50	30
1 Bedroom	216	0.50	108
2 Bedroom	55	0.50	28
TOTAL UNITS:	331		
Total Residential Required Stalls:			166

REQUIRED PARKING - COMMERCIAL

Total Commercial Space = 6,350 sf
 None required if under 7,500 sf (Downtown Parking District)

Total Commercial Required Stalls:			0
Total Building Required Stalls:			166

PARKING PROVIDED

	H/C	EV Standard	Standard	8'-6" Compact	TOTAL
Level B1	2	4	11	14	31
	6.5%	12.9%	35.5%	45.2%	100.0%

BIKE PARKING CALCULATIONS

REQUIRED BICYCLE PARKING

Bicycle Parking: LAMC Section 12.21 A.16.(a)(1)(i) (Based on incremental increases in dwelling units)

Residential	Units	Ratio	Required Spaces
Short-Term Spaces	1 to 25	1 space / 10 units	3
	26 to 100	1 space / 15 units	5
	100 to 200	1 space / 20 units	5
	201 to 331	1 space / 40 units	3
Residential Short-Term Required:			16
Long-Term Spaces	1 to 25	1 space / 1 unit	25
	26 to 100	1 space / 1.5 units	50
	100 to 200	1 space / 2 units	50
	201 to 331	1 space / 4 units	33
Residential Long-Term Required:			158
Commercial/Retail/Restaurant	Area	Ratio	Required Spaces
Short-Term Bicycle Parking (min. 2)	7,499	1/2,000 sf	4
Long-Term Bicycle Parking (min. 2)	7,499	1/2,000 sf	4
TOTAL SHORT-TERM BIKE PARKING REQUIRED (Residential + Commercial)			20
TOTAL LONG-TERM BIKE PARKING REQUIRED (Residential + Commercial)			162
TOTAL BIKE PARKING REQUIRED			182

PROVIDED BICYCLE PARKING

Short Term Bike Parking:		
Sidewalk Bike Racks at Third and Spring (Commercial & Residential Use):		20
TOTAL SHORT-TERM PROVIDED:		20
	Required:	20

Residential Long-Term Bike Parking Rooms:		
	Residential	158
	Commercial/Retail/Restaurant	4
TOTAL LONG-TERM PROVIDED:		162
	Required:	162

TOTAL BIKE PARKING PROVIDED	182
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121 West 3rd Street Los Angeles, CA 90013

Gensler

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EXHIBIT "A"
 Page No. 3 of 32
 Case No. CPC-2021-3038-DB-SPR-HCA

△ Date Description

- 1 10/06/2021 100% ENTITLEMENT SET
- 2 10/29/2021 100% ENTITLEMENT SET UPDATE

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

ONE TWENTY ONE

Project Number

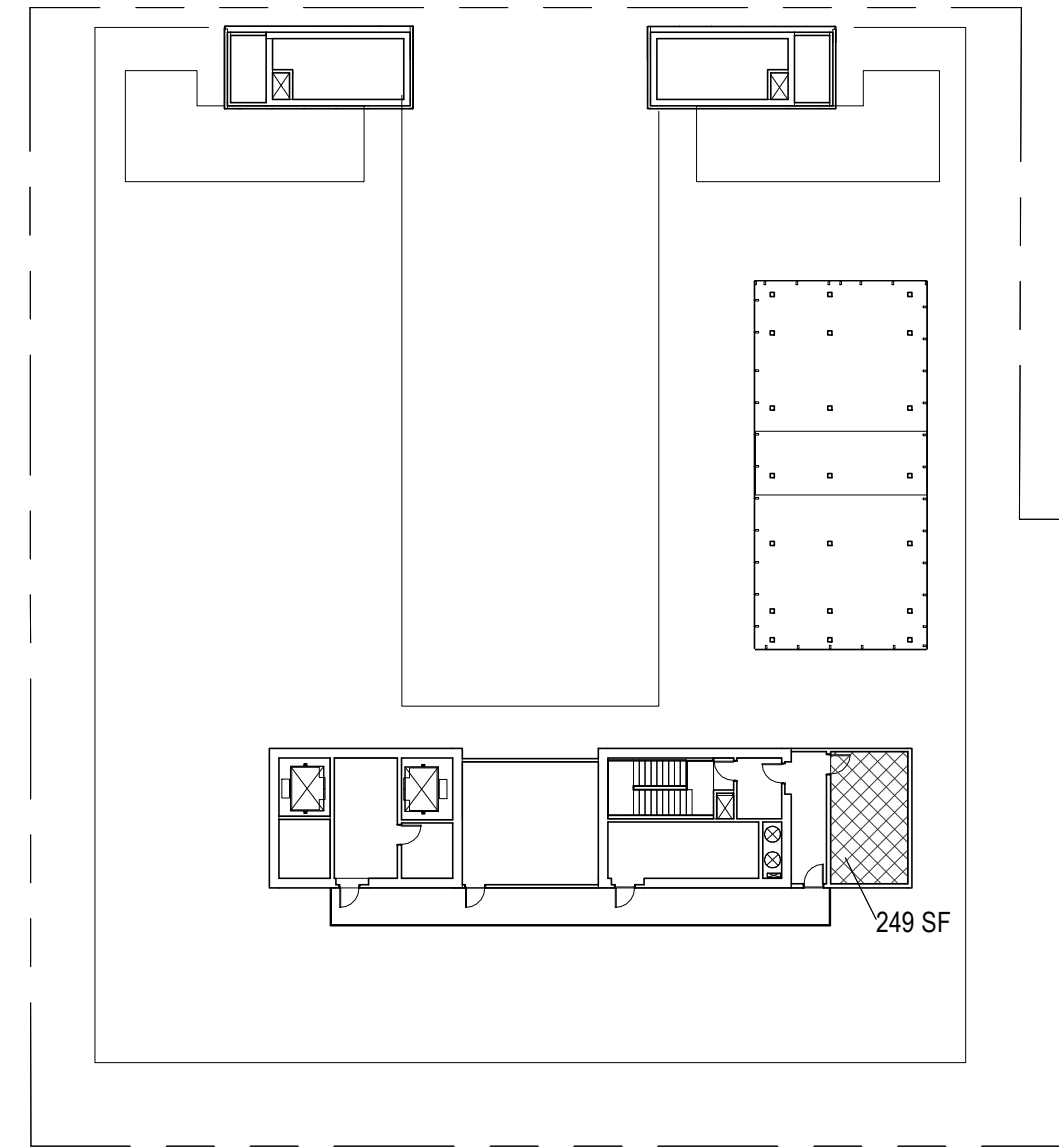
005.2878.000

Description

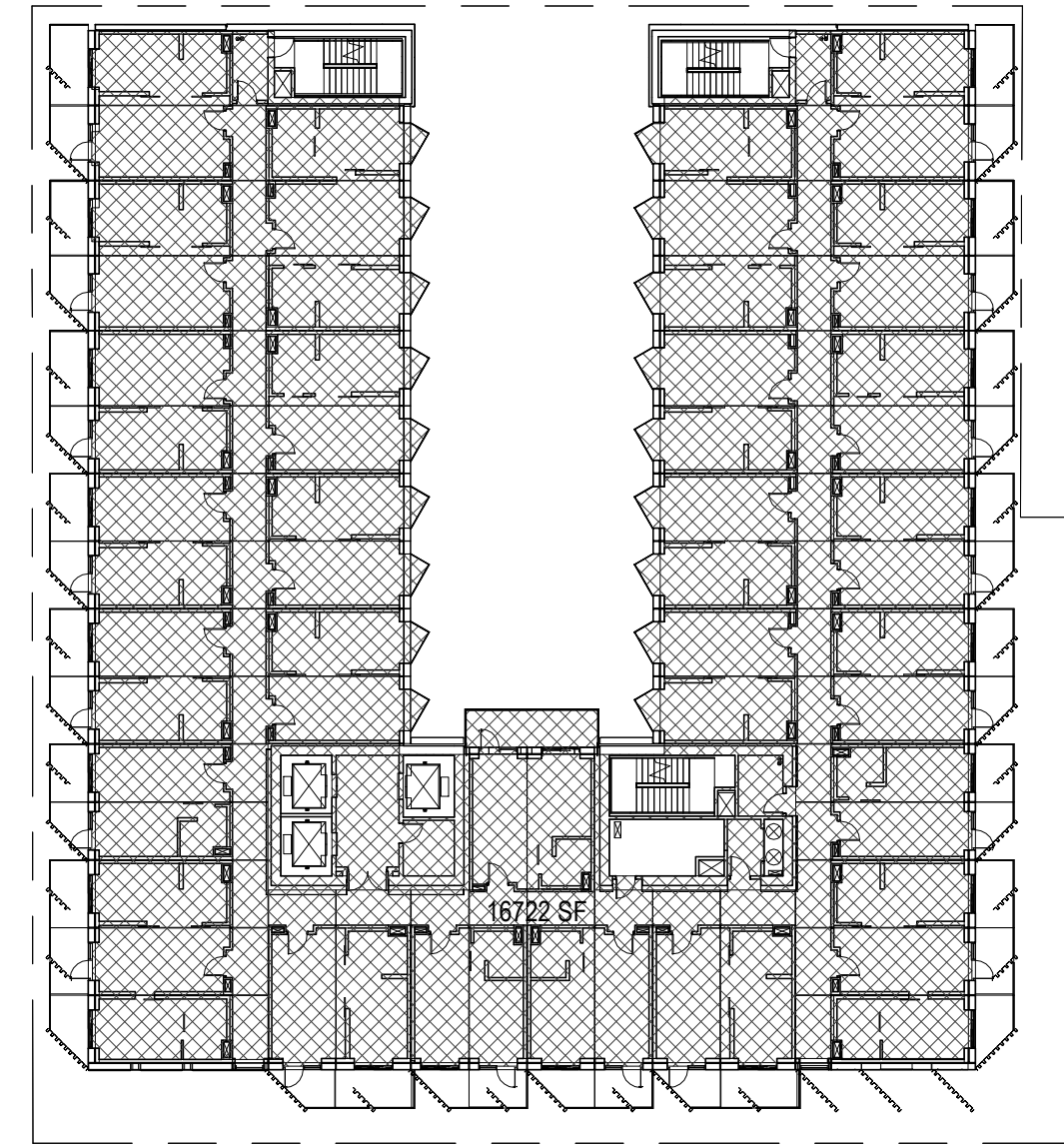
PROJECT INFORMATION

Scale

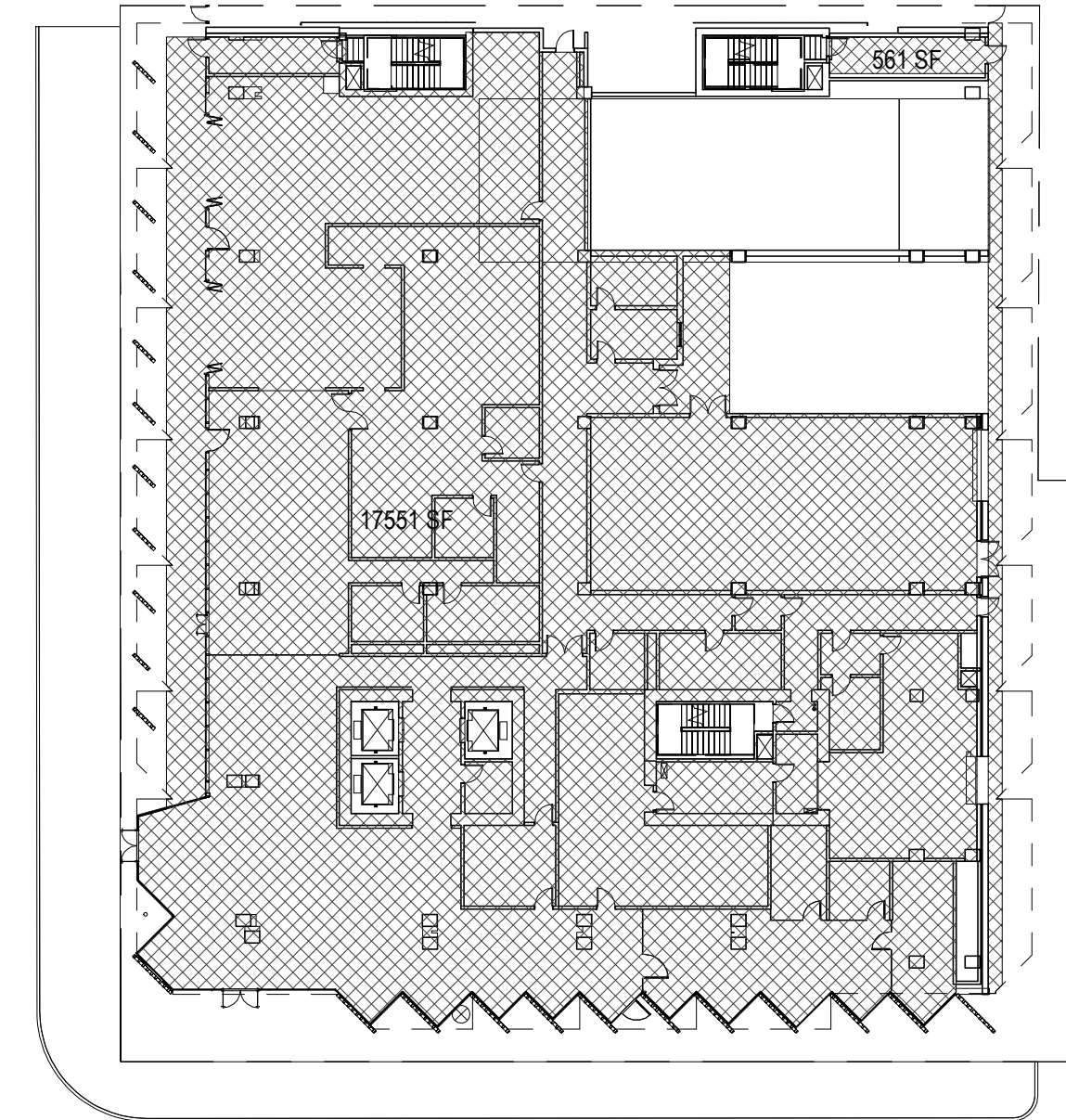
A0.02



06 FAR - ROOF PENTHOUSE LEVEL
 SCALE: 1" = 30'-0"



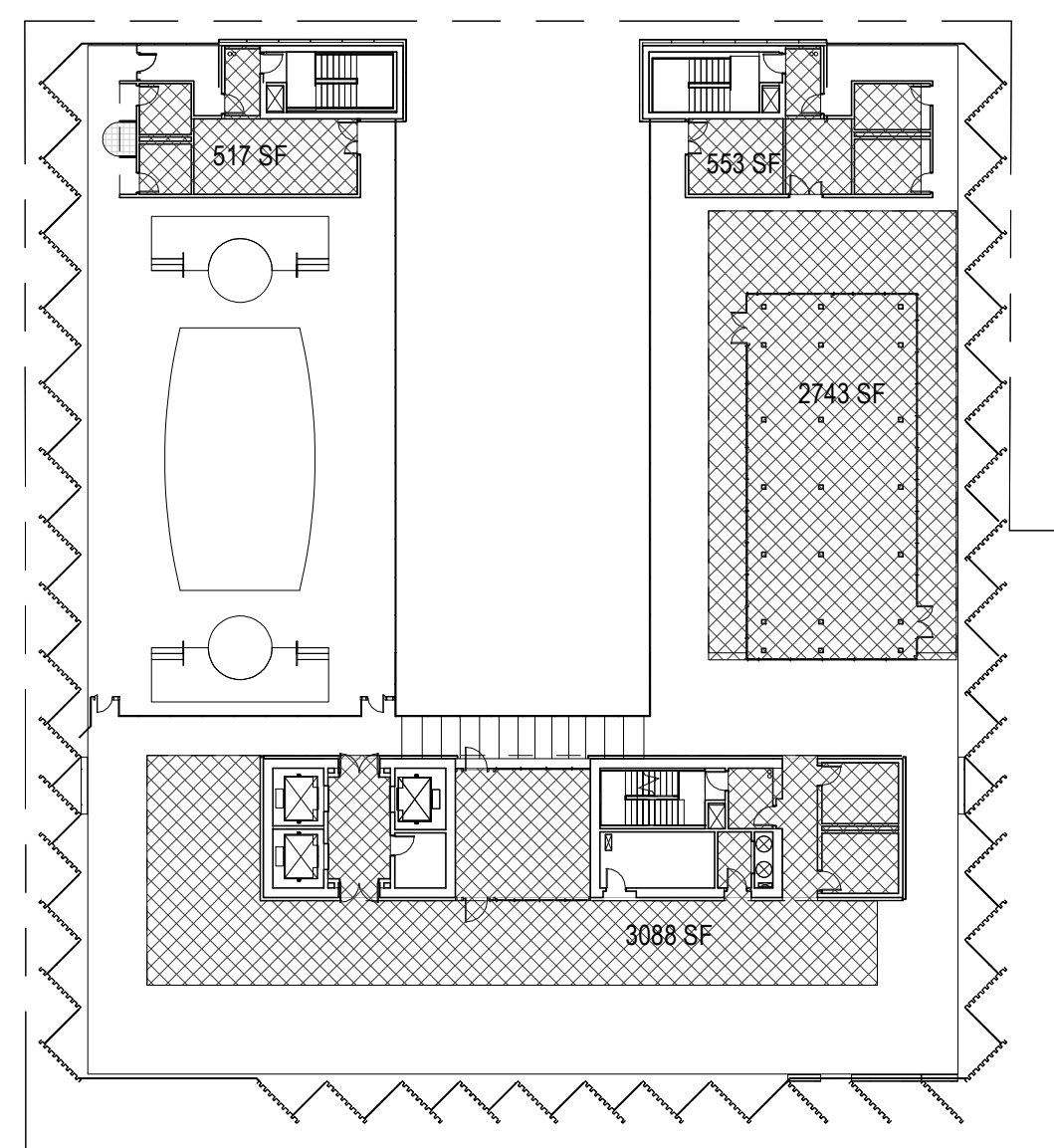
04 FAR - LEVELS 03 - 14
 SCALE: 1" = 30'-0"



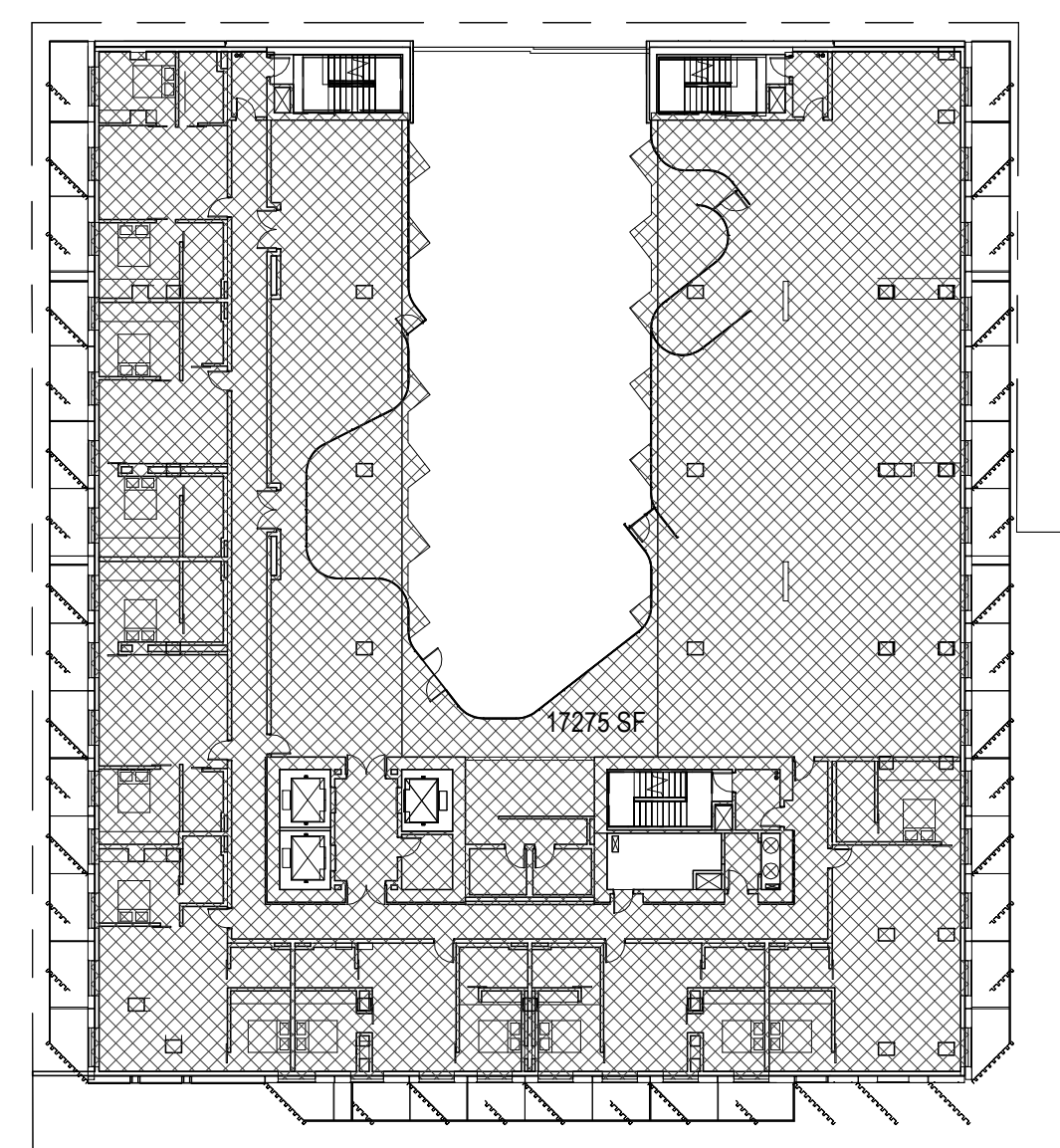
02 FAR - LEVEL 01
 SCALE: 1" = 30'-0"

AREA SCHEDULE - FAR		
LEVEL	AREA	AREA DESCRIPTION
ROOF PENTHOUSE LEVEL	249 SF	Storage
ROOF DECK LEVEL	6,901 SF	Residential Amenity
LEVEL 14	16,722 SF	Residential Dwelling Units
LEVEL 13	16,722 SF	Residential Dwelling Units
LEVEL 12	16,722 SF	Residential Dwelling Units
LEVEL 11	16,722 SF	Residential Dwelling Units
LEVEL 10	16,722 SF	Residential Dwelling Units
LEVEL 09	16,722 SF	Residential Dwelling Units
LEVEL 08	16,722 SF	Residential Dwelling Units
LEVEL 07	16,722 SF	Residential Dwelling Units
LEVEL 06	16,722 SF	Residential Dwelling Units
LEVEL 05	16,722 SF	Residential Dwelling Units
LEVEL 04	16,722 SF	Residential Dwelling Units
LEVEL 03	16,722 SF	Residential Dwelling Units
LEVEL 02	17,275 SF	Residential Amenity & Dwelling Units
LEVEL 01	18,112 SF	Res. Lobby & Commercial/Retail/Restaurant
LOWER LEVEL 01	772 SF	Residential Amenity and Building Services
TOTAL FAR	243,973 SF	

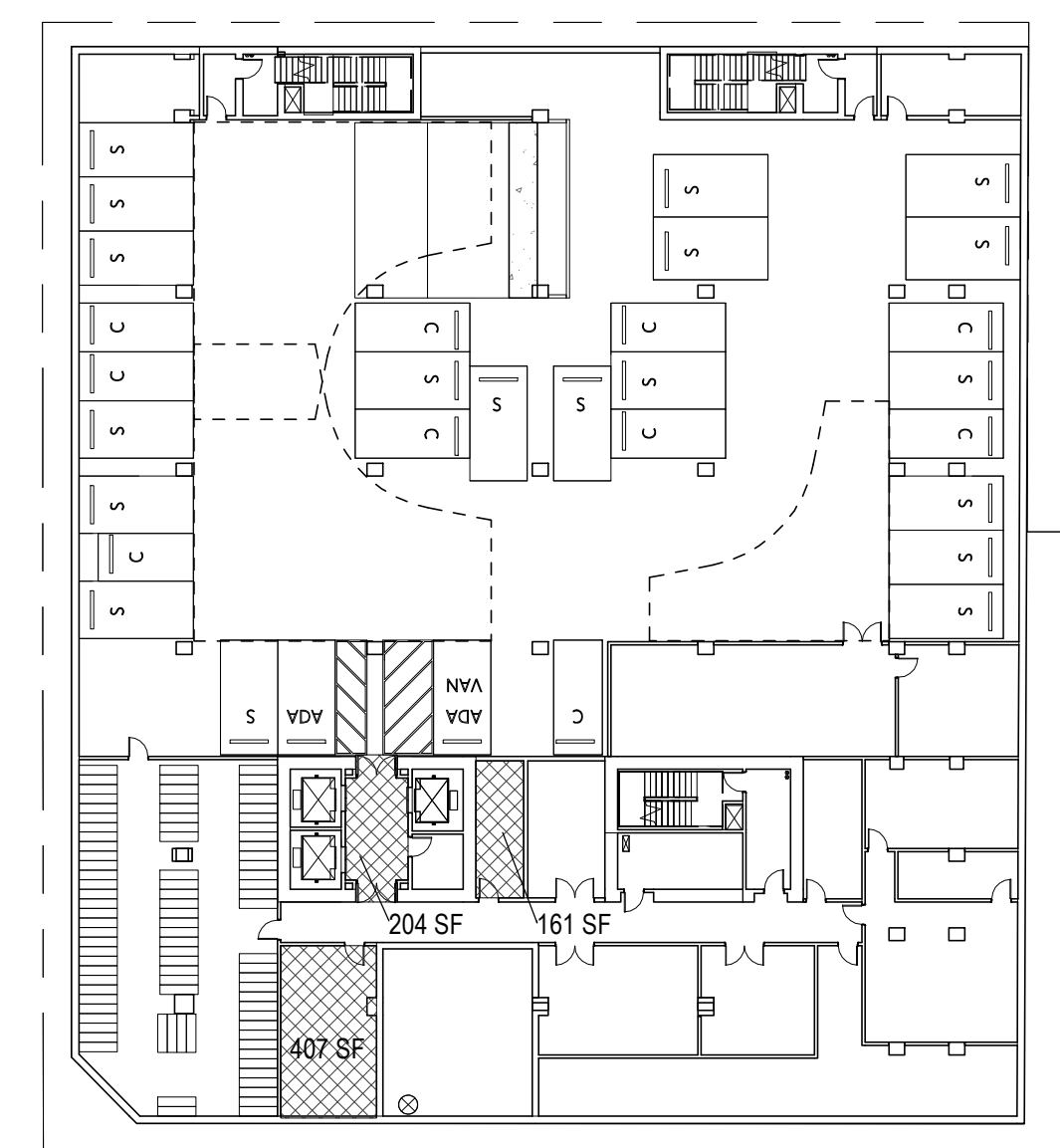
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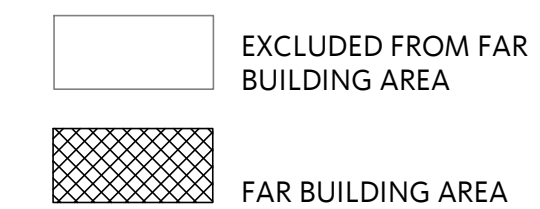
05 FAR - ROOF DECK LEVEL
 SCALE: 1" = 30'-0"



03 FAR - LEVEL 02
 SCALE: 1" = 30'-0"



01 FAR - BASEMENT LEVEL 01
 SCALE: 1" = 30'-0"



Seal / Signature

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Project Name
ONE TWENTY ONE

Project Number
005.2878.000

Description
FAR CALCULATIONS AND PLAN DIAGRAMS

Scale
1" = 30'-0"

A0.10

OPEN SPACE CALCULATIONS

SUMMARY OF OPEN SPACE REGULATIONS
 Open Space/Trees: LAMC Section 12.21-G.3

Residential Uses

Studio	100 sf / unit	(dwelling unit <3 habitable rooms)
1 Bedroom Units	100 sf / unit	(dwelling unit <3 habitable rooms)
2 Bedroom Units	125 sf / unit	(dwelling unit <3 habitable rooms)

REQUIRED OPEN SPACE

Unit Type	Qty.	SF/Unit	Area
Studio	60	100	6,000 SF
1 Bedroom	216	100	21,600 SF
2 Bedroom	55	125	6,875 SF
TOTAL REQUIRED OPEN SPACE			34,475 SF

PRIVATE OPEN SPACE PROVIDED

	Units w/ Balconies	Balcony Area	Total Area Provided
Private Open Space (Balconies)	235	50 sf	11,750 SF

COMMON AREA OPEN SPACE PROVIDED

Floor	Open Space Area	Indoor	Outdoor
Level 15	Amenity Deck and Recreation Room(s)	1,520	10,470
Level 02	Courtyard Deck & Recreation Rooms	7,098	3,637
Sub-Total Indoor Open Space:		8,618 SF	
Sub-Total Outdoor & Outdoor:			14,107 SF
TOTAL INDOOR & OUTDOOR COMMON OPEN SPACE:			22,725 SF

TOTAL PROVIDED PRIVATE & COMMON OPEN SPACE:	34,475 SF
--------------------------------------------------------	------------------

Planted Area Required based on Common Open Space:

Common Exterior Open Space Provided	14,107 SF
x 25%	
Required Planted Area	3,527 SF

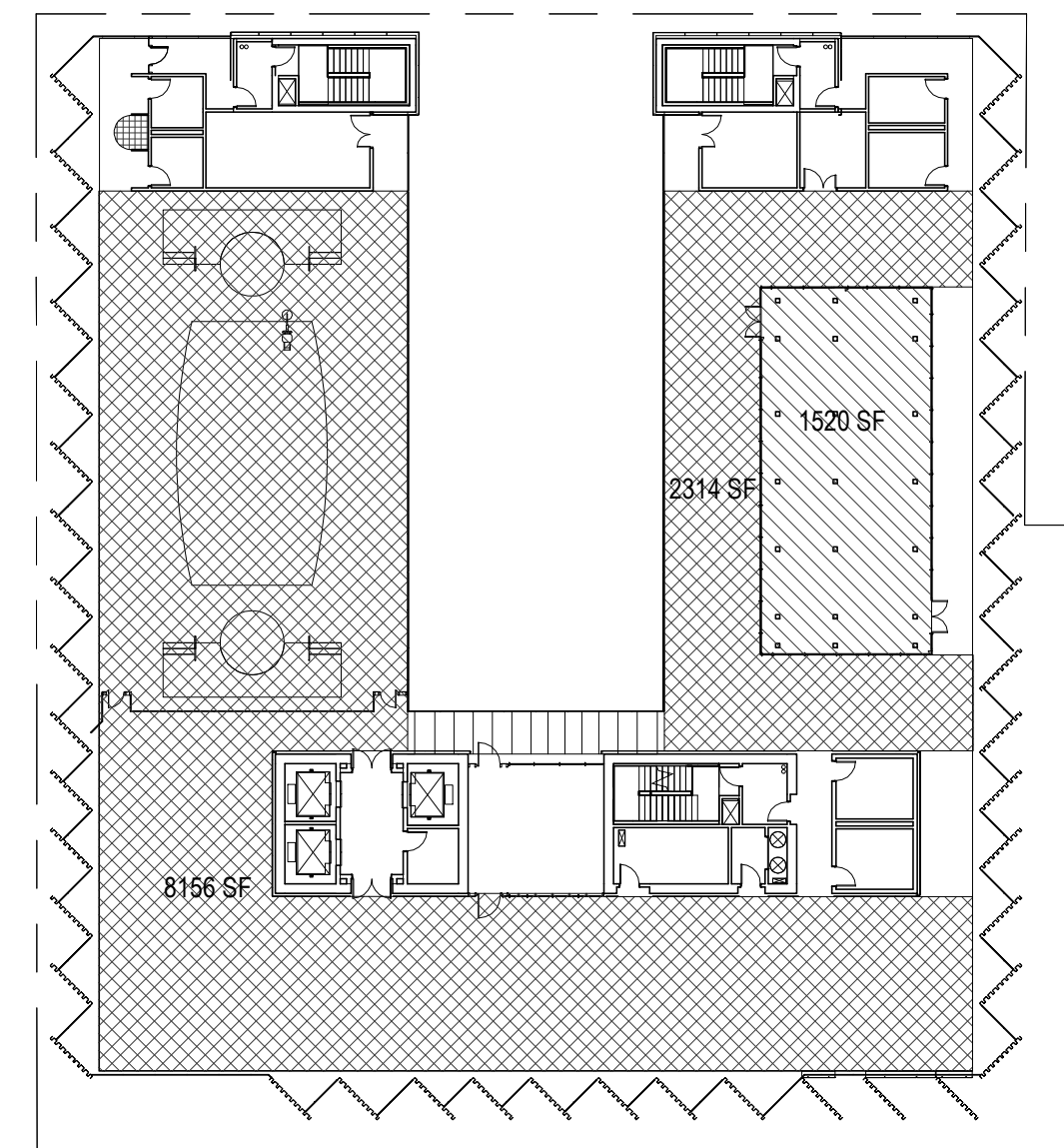
	Area
Level 15 Rooftop Deck	1,677 SF
Level 02 Courtyard	2,277 SF
Level 01	842 SF
TOTAL PLANTED AREA PROVIDED	4,796 SF

TREES REQUIRED

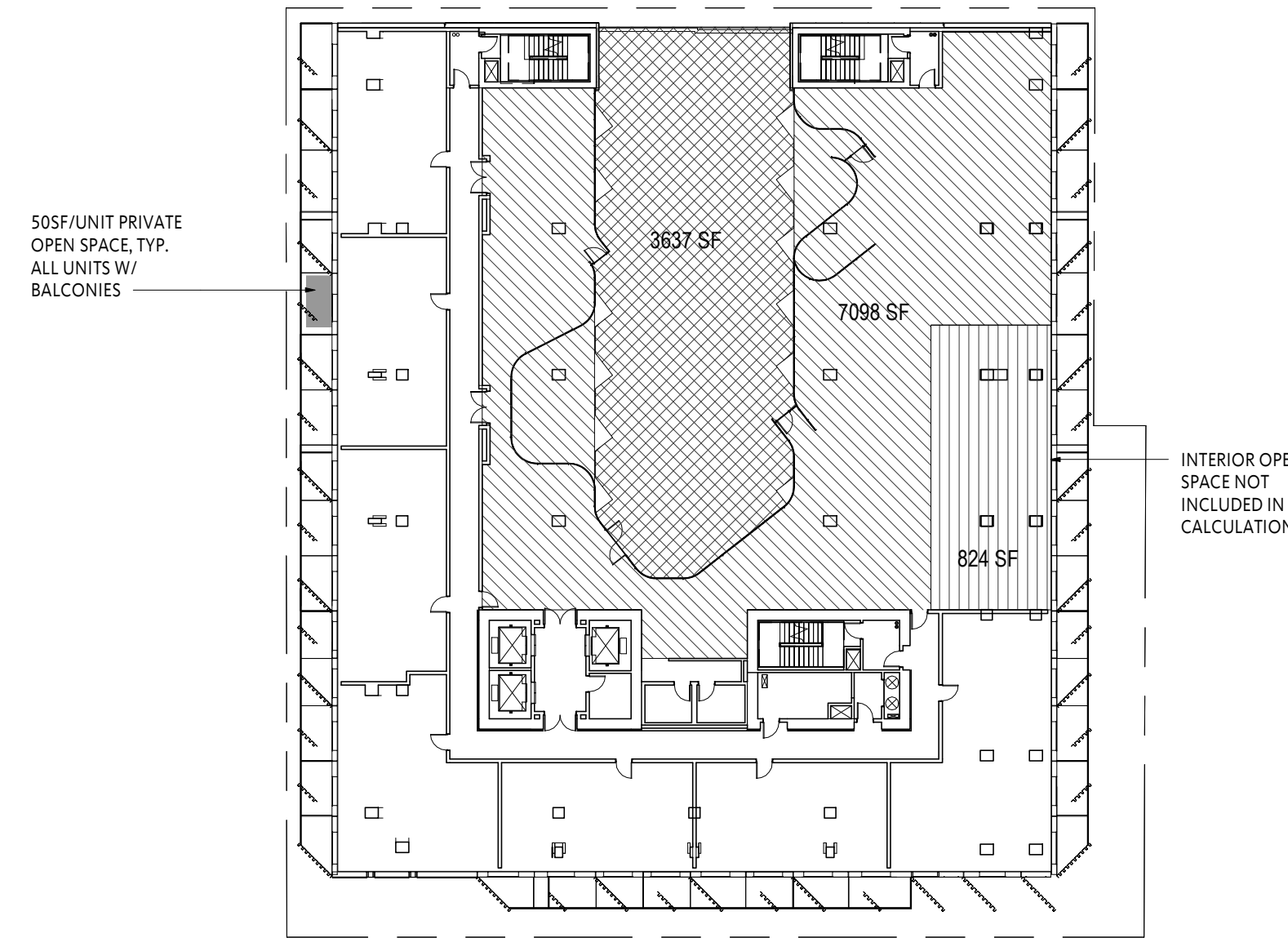
Per Ordinance No. 185573 (effective July 5, 2018), a Director's Decision under Section 12.21(G)(3) of the Code, determining the site cannot feasibly accommodate a required tree, establishes an in-lieu fee that may be used to satisfy a Development Tree Planting Requirement.

See Ordinance 185573

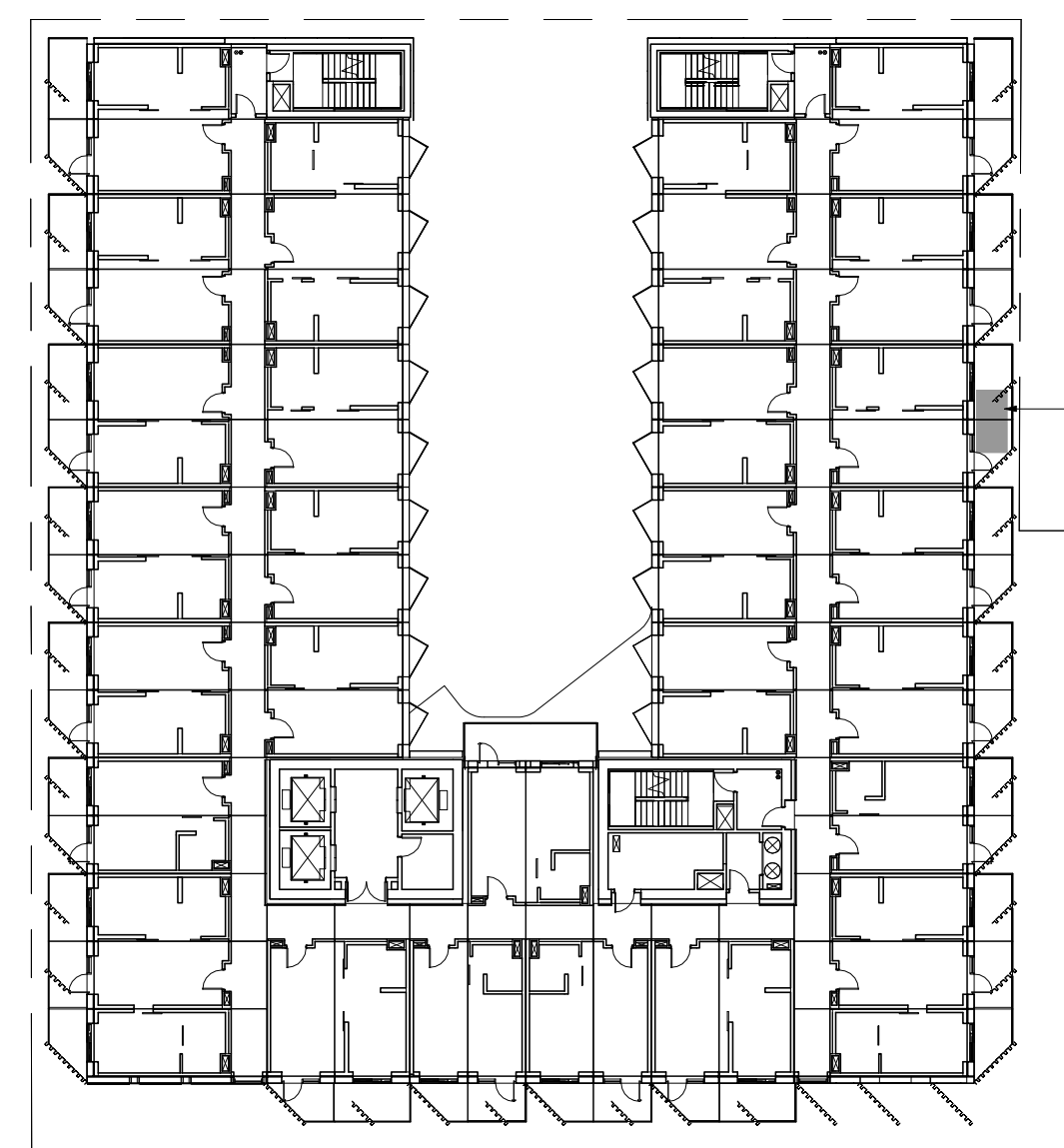
One 24" box for every 4 units:	331 Units / 4 = 83 TREES
Street tree replacement (2:1 ratio, 36" box):	0 Existing Street Trees x 2 = 0 TREES
	Total Required = 83 TREES REQUIRED
Level 15 Rooftop Deck	21
Level 02 Courtyard	9
Street Trees At-Grade:	7
In-Lieu Fee:	46
TOTAL TREES PROVIDED:	83
	<i>*Meets Requirement</i>



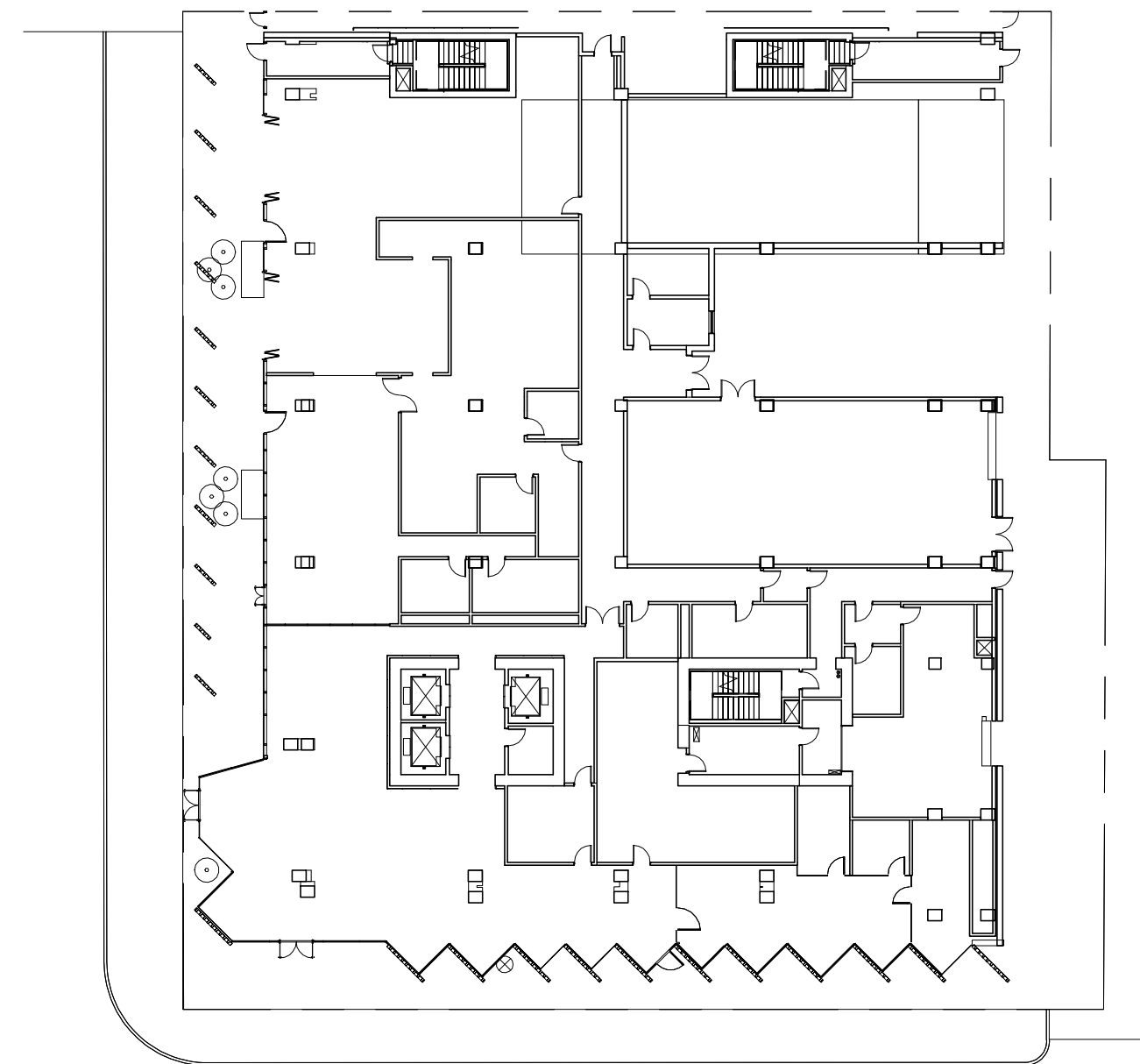
04 OPEN SPACE - ROOF DECK LEVEL
 SCALE: 1" = 30'-0"



02 OPEN SPACE - LEVEL 02
 SCALE: 1" = 30'-0"



03 OPEN SPACE - TYPICAL PLAN LEVELS 3 -14
 SCALE: 1" = 30'-0"



01 OPEN SPACE - LEVEL 01
 SCALE: 1" = 30'-0"

- PRIVATE OPEN SPACE
- EXTERIOR COMMON OPEN SPACE
- INTERIOR COMMON OPEN SPACE
- ADDITIONAL INTERIOR COMMON OPEN SPACE NOT COUNTED

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ONE TWENTY ONE

Project Number
005.2878.000

Description
OPEN SPACE CALCULATIONS AND PLAN DIAGRAMS

Scale
 As indicated

A0.11

Gensler

500 South Figueroa Street
 Los Angeles, California 90071
 United States
 Tel 213.327.3600
 Fax 213.327.3601

△ Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

**NOT FOR
 CONSTRUCTION**

Project Name

ONE TWENTY ONE

Project Number

005.2878.000

Description

EXISTING SITE PHOTOS

Scale

A0.20



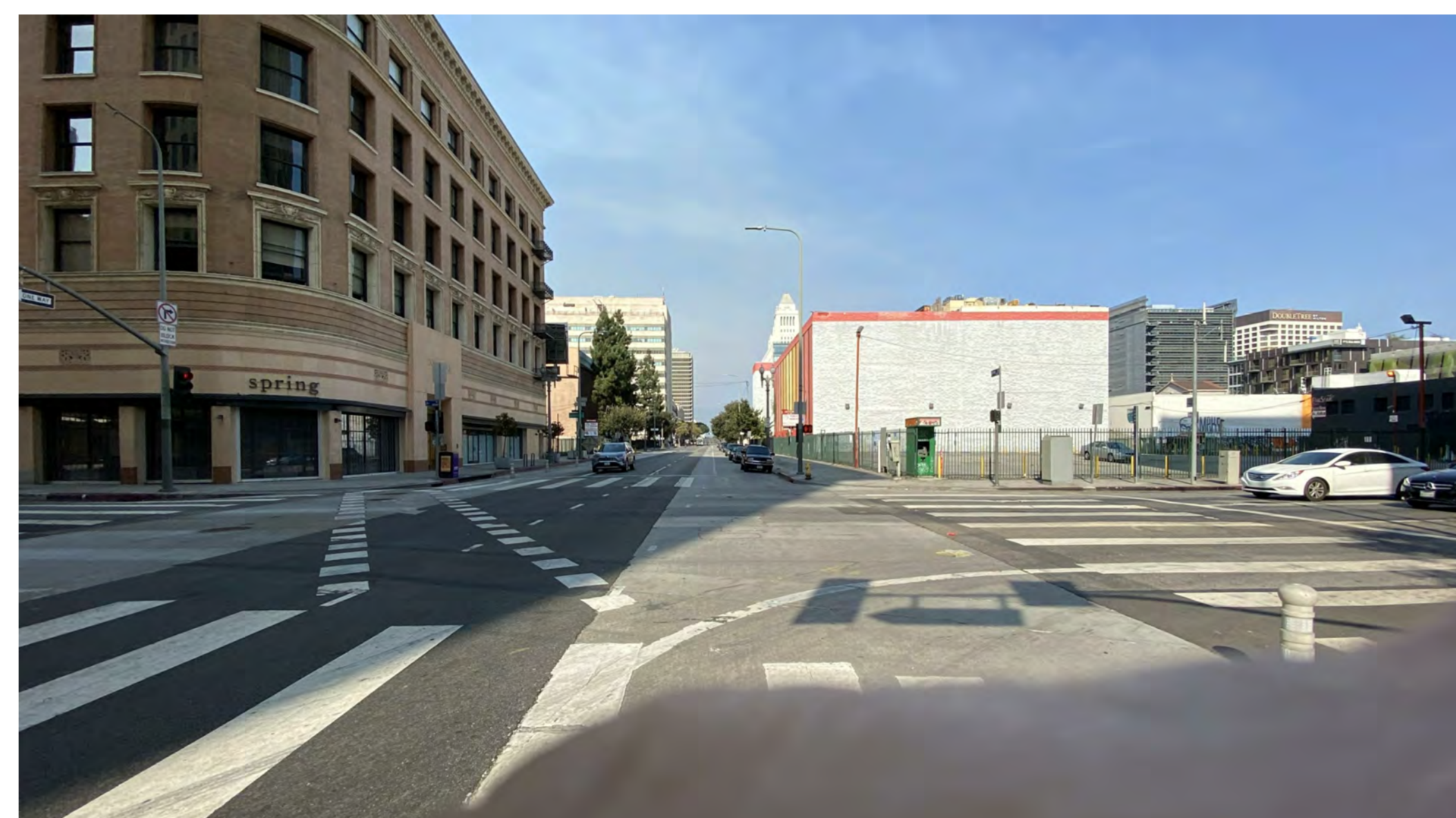
1. VIEW FROM SOUTHEAST (E. 3RD STREET)



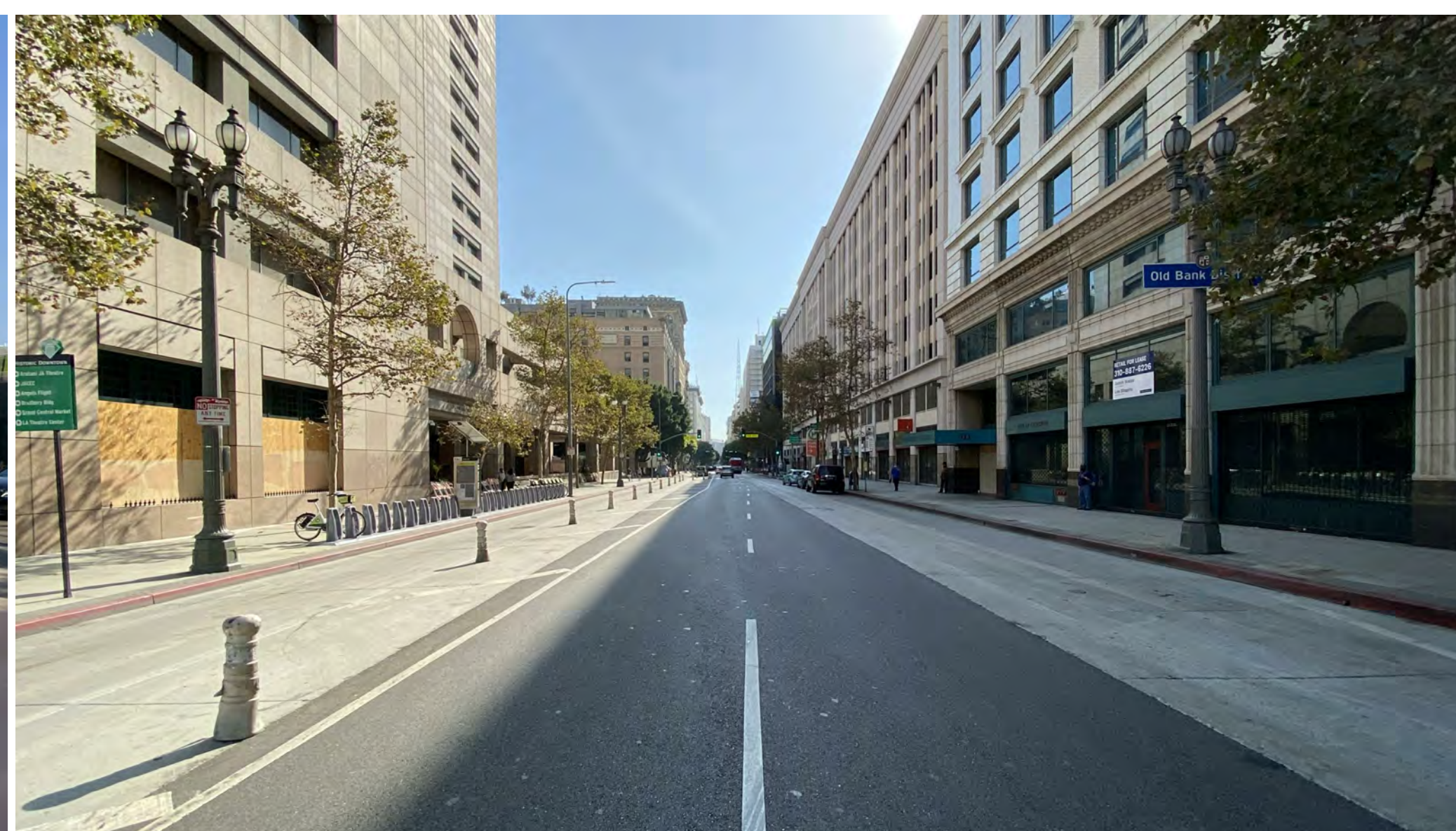
2. VIEW FROM WEST (E. 3RD STREET)



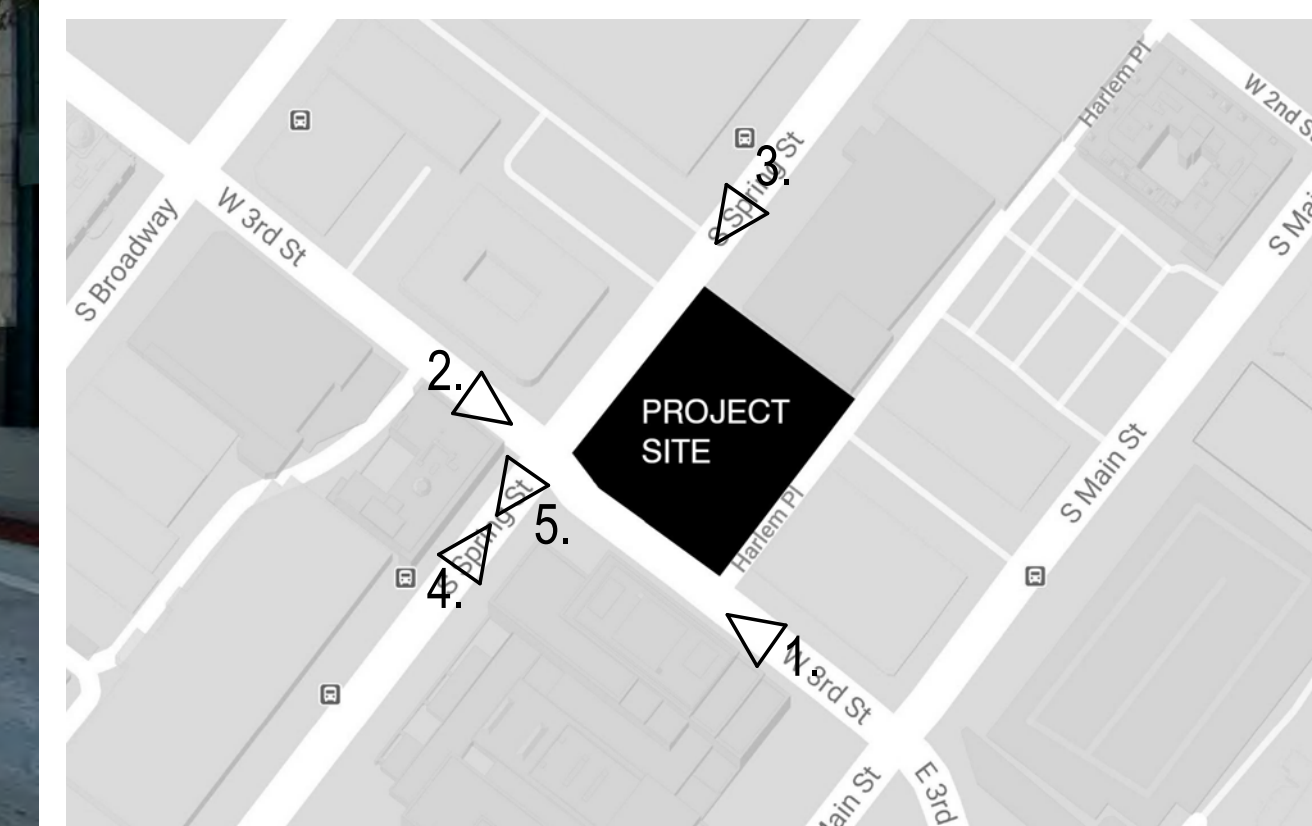
3. VIEW FROM NORTHWEST (SPRING STREET)



4. VIEW FROM SOUTHWEST (SPRING STREET)



5. VIEW TO SOUTHWEST (SPRING STREET)



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VIEW FROM SPRING STREET LOOKING NORTHEAST



VIEW FROM SPRING STREET LOOKING SOUTHWEST



VIEW FROM 3RD STREET LOOKING NORTHWEST

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
 ONE TWENTY ONE

Project Number
 005.2878.000

Description
 RENDERINGS

Scale

A0.30

Gensler

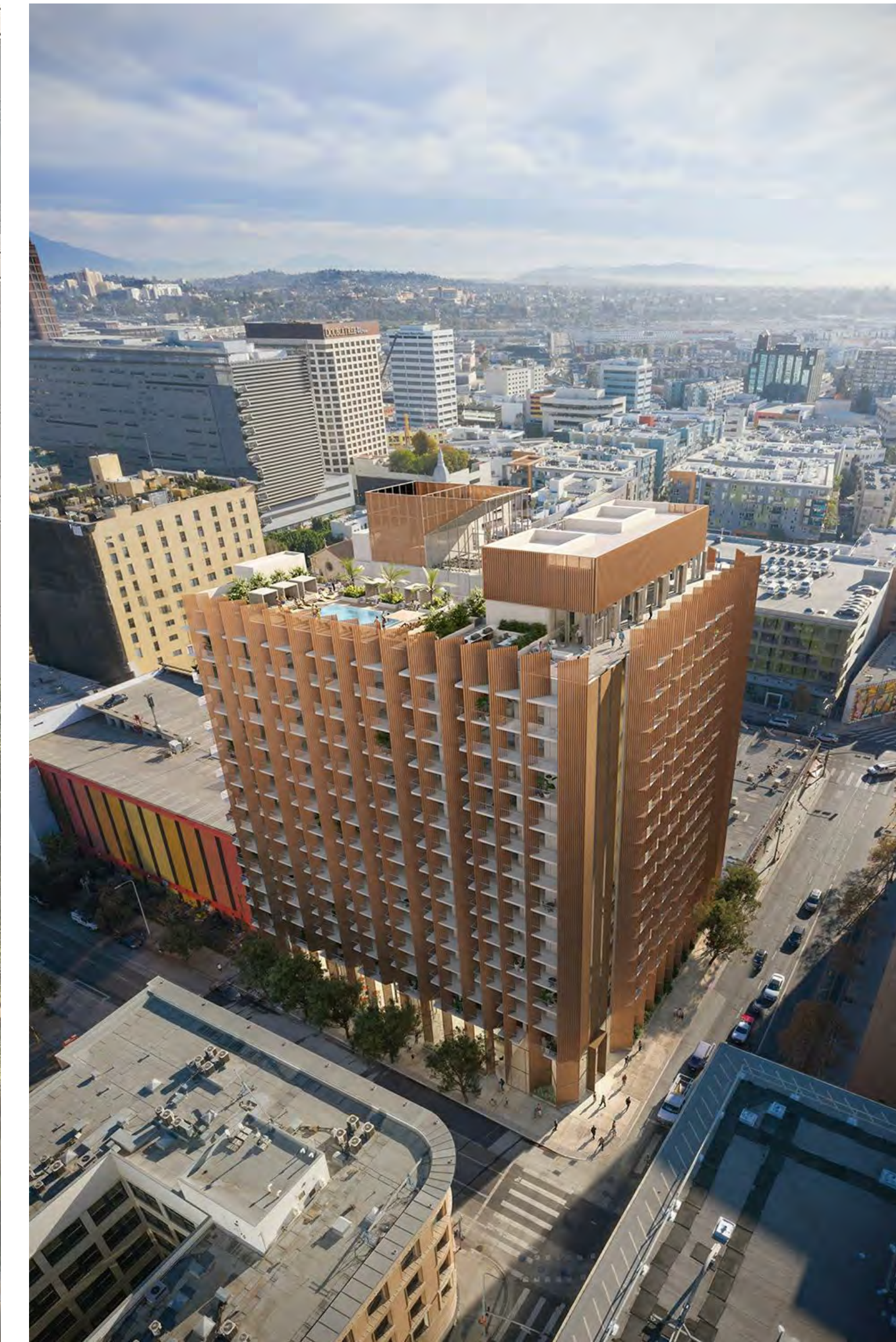
500 South Figueroa Street
 Los Angeles, California 90071
 United States
 Tel 213.327.3600
 Fax 213.327.3601



AERIAL LOOKING SOUTHWEST



VIEW OF COURTYARD



AERIAL VIEW LOOKING EAST

△ Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
ONE TWENTY ONE

Project Number
005.2878.000

Description
RENDERINGS

Scale

A0.31

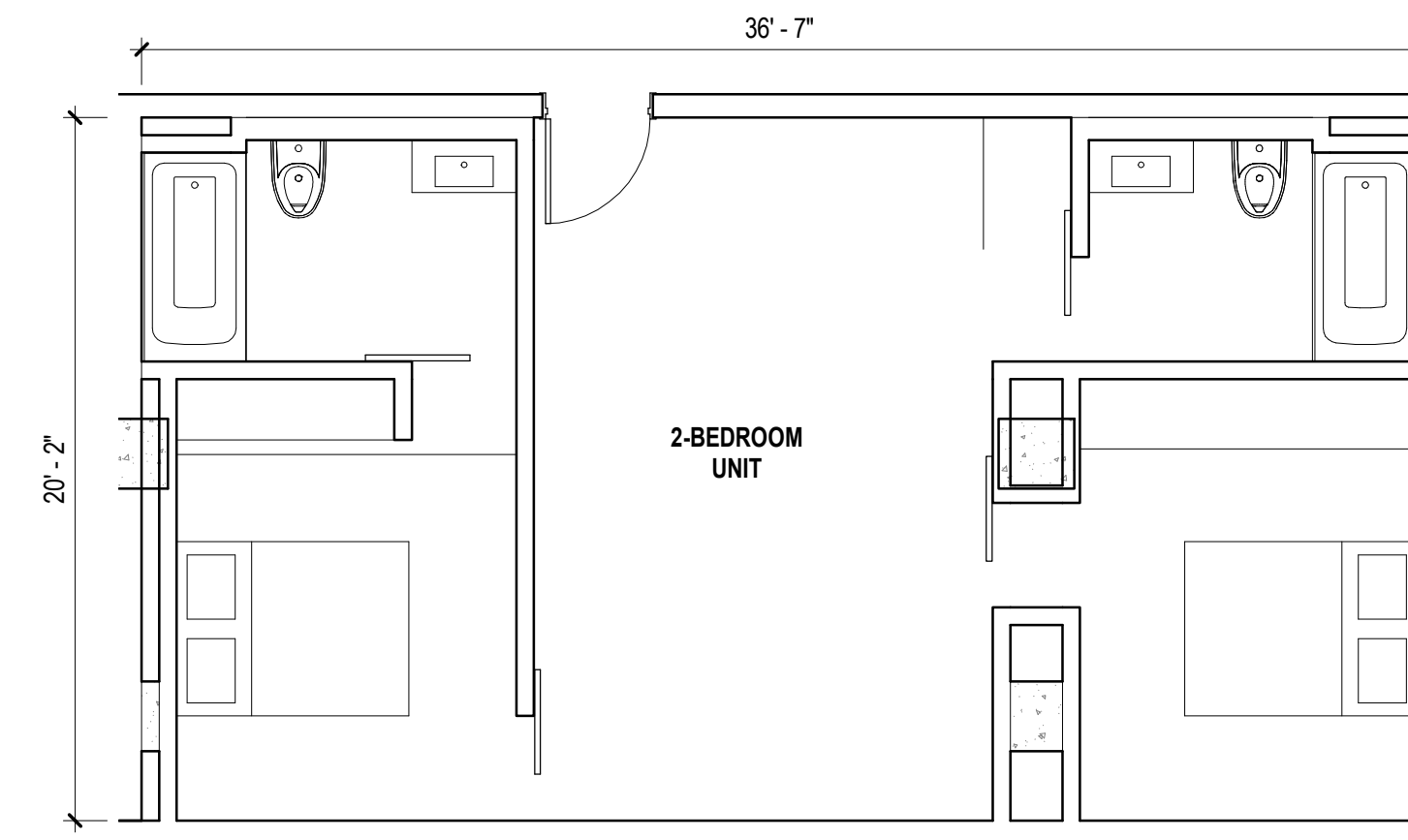


121 West 3rd Street Los Angeles, CA 90013

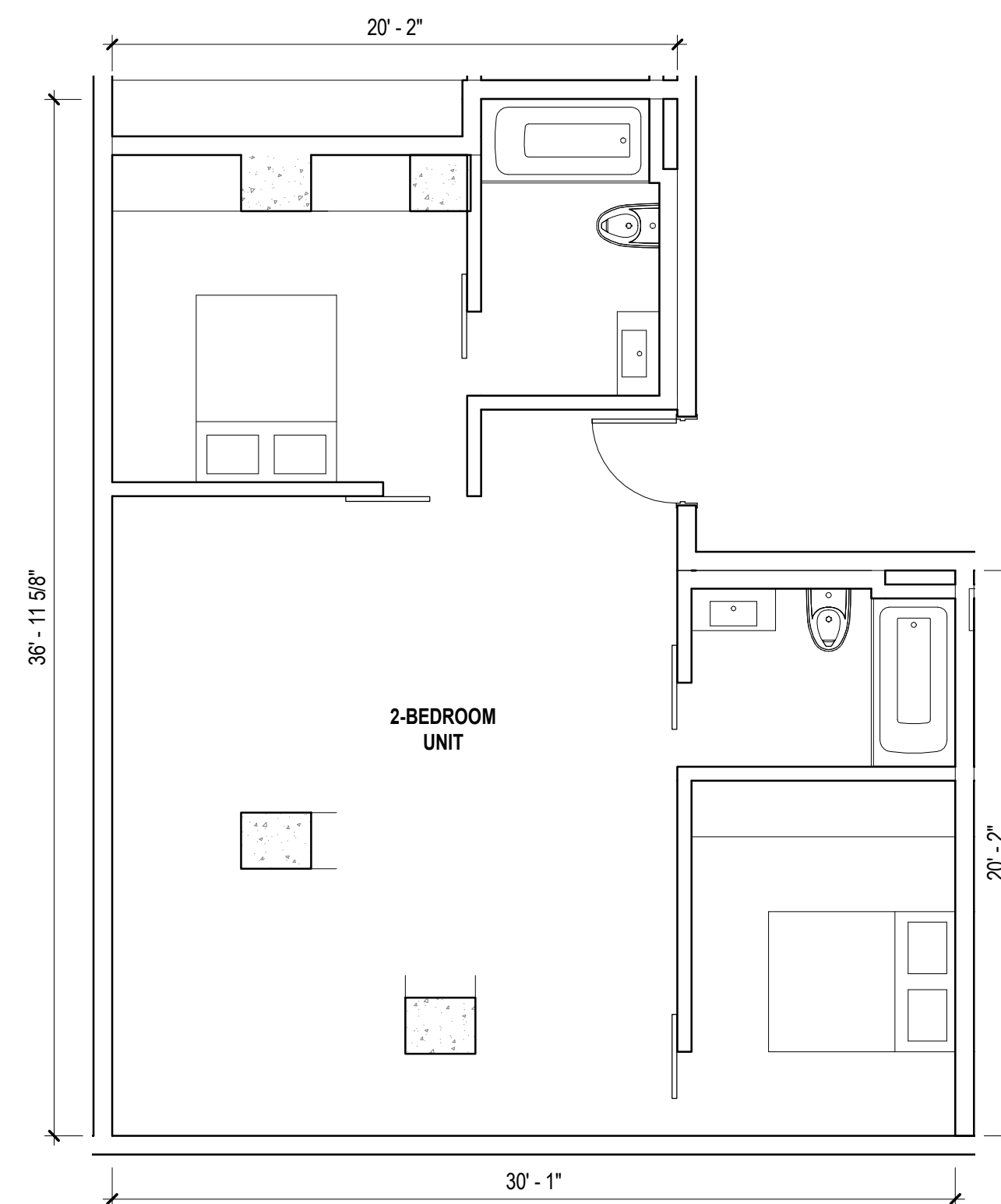
Gensler

500 South Figueroa Street
 Los Angeles, California 90071
 United States
 Tel 213.327.3600
 Fax 213.327.3601

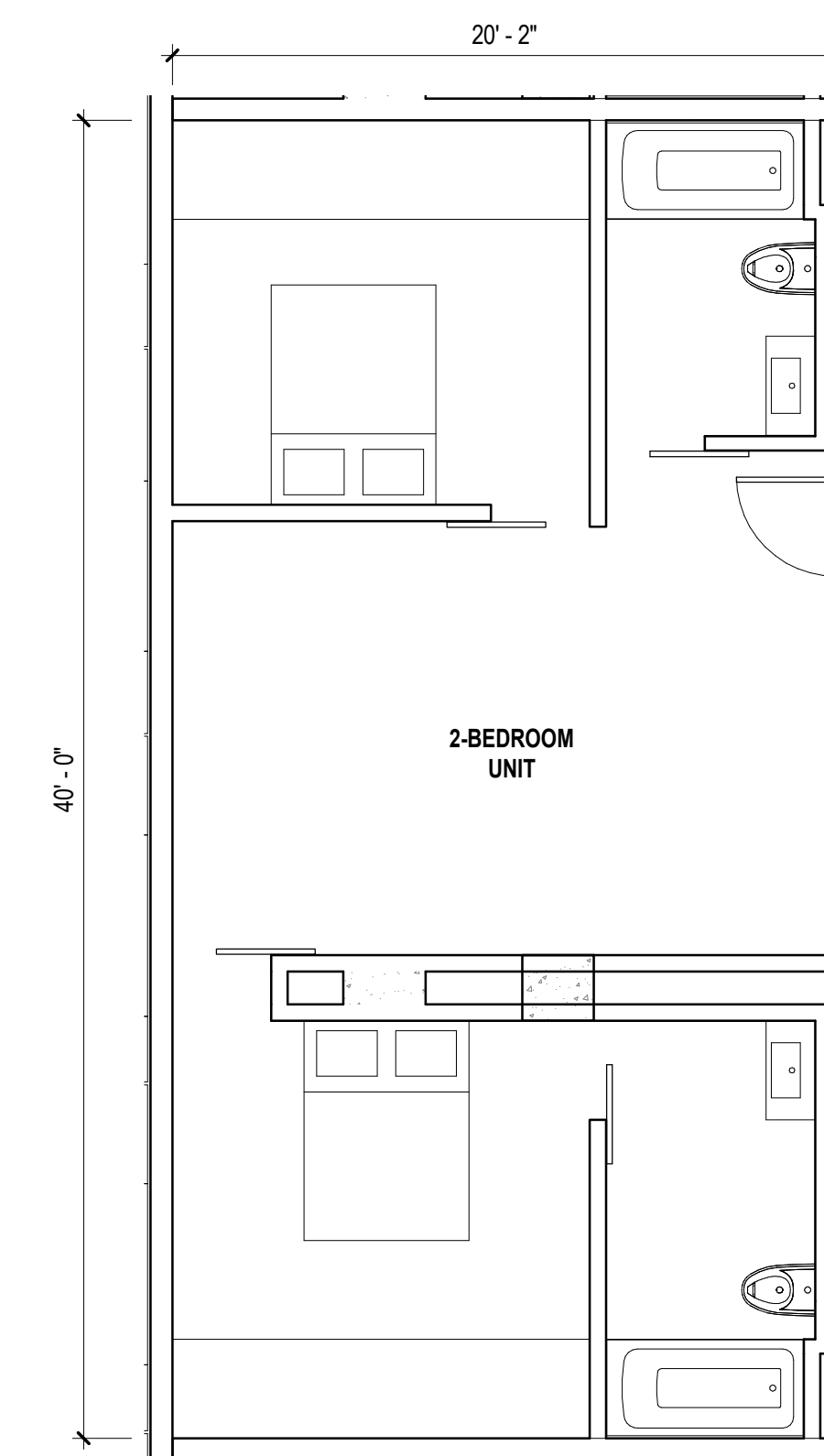
Date	Description
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UNIT FLOOR PLAN - L02
 2 BEDROOM TYPE C



UNIT FLOOR PLAN - L02
 2 BEDROOM TYPE B



UNIT FLOOR PLAN - L02
 2 BEDROOM TYPE A

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
 ONE TWENTY ONE

Project Number
 005.2878.000

Description
 UNIT PLANS - L02

Scale

A0.40



RELEVANT GROUP

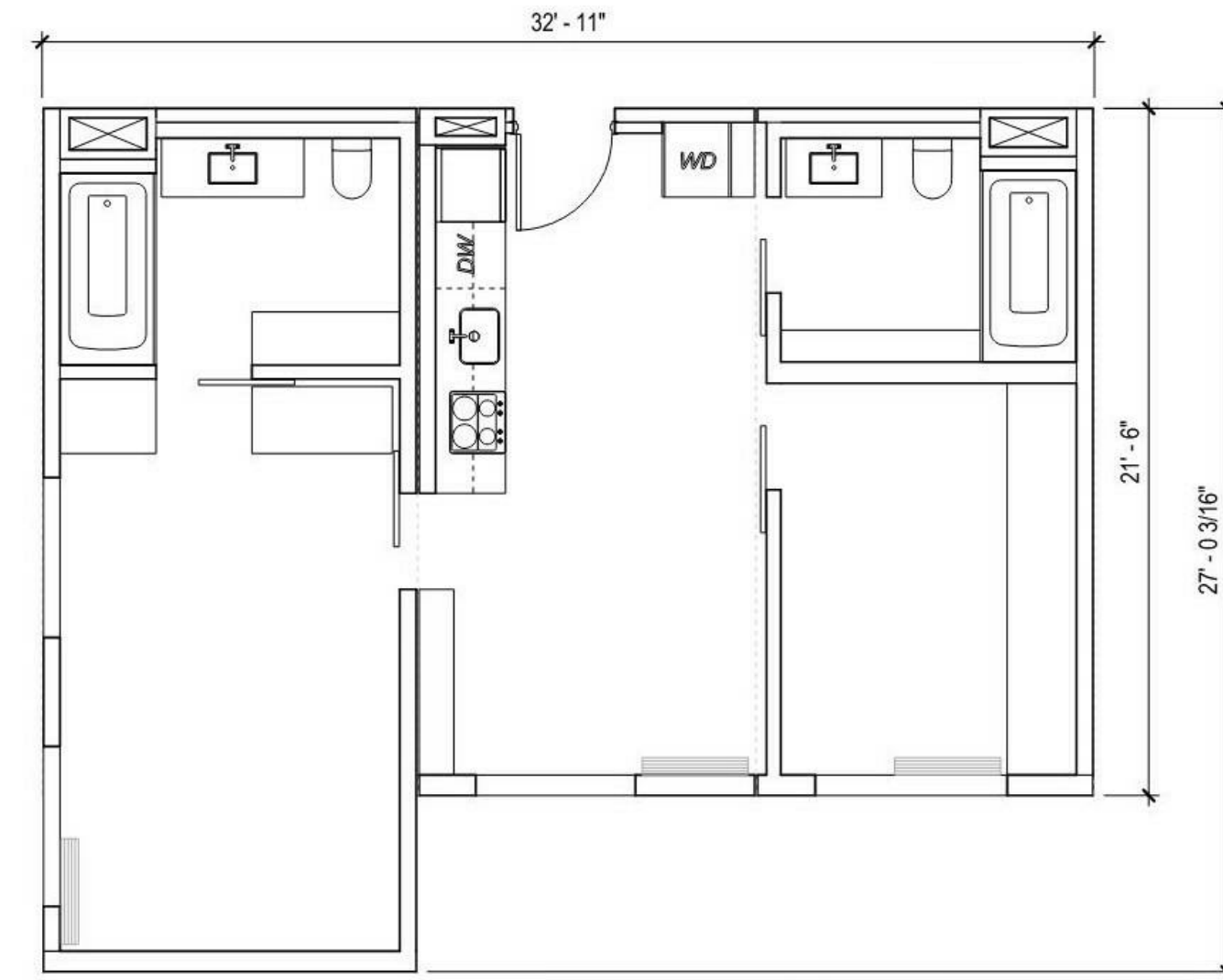
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Gensler

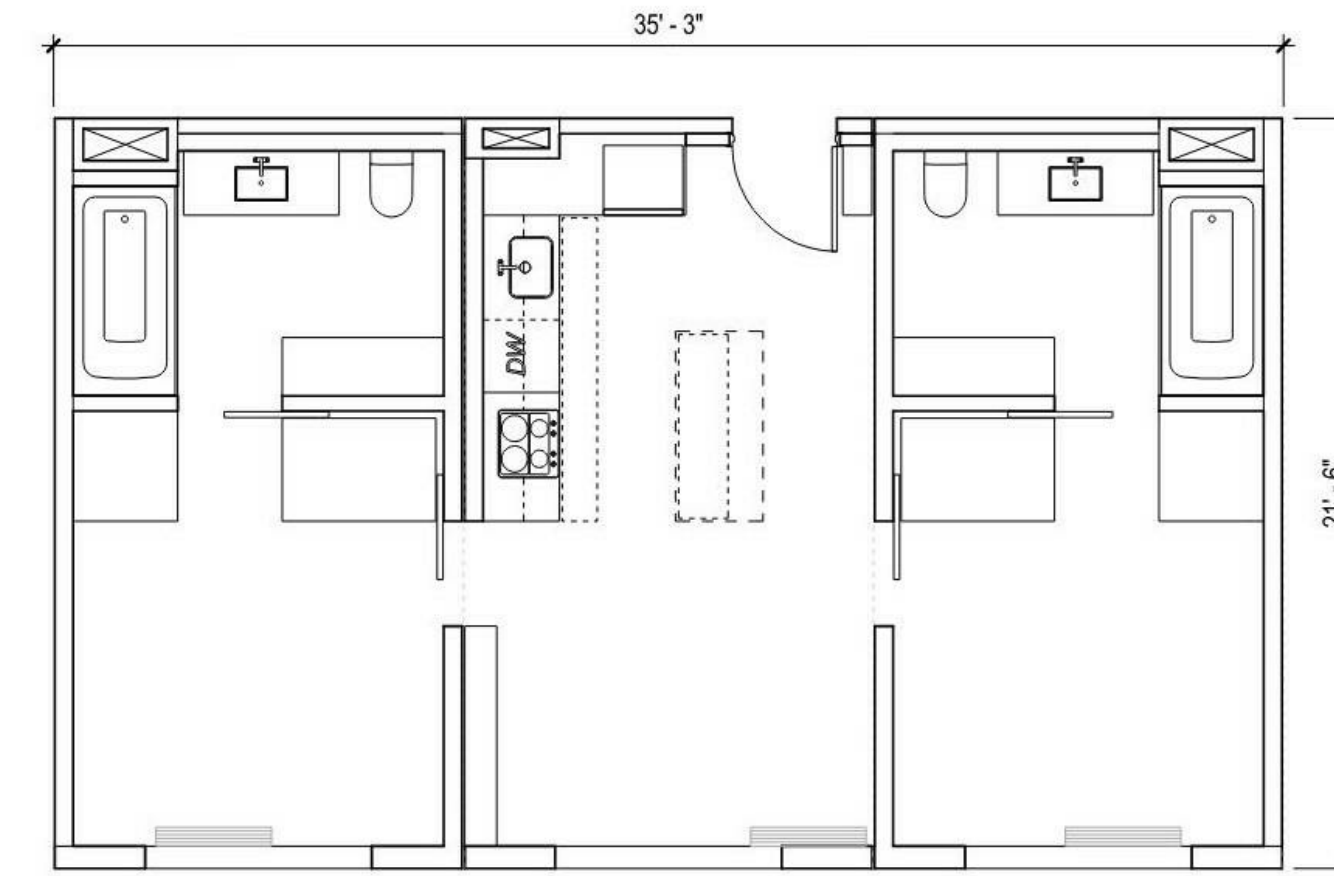
500 South Figueroa Street
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United States
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EXHIBIT "A"
Page No. 10 of 32
Case No. CPC-2021-3038-DB-SPR-HCA

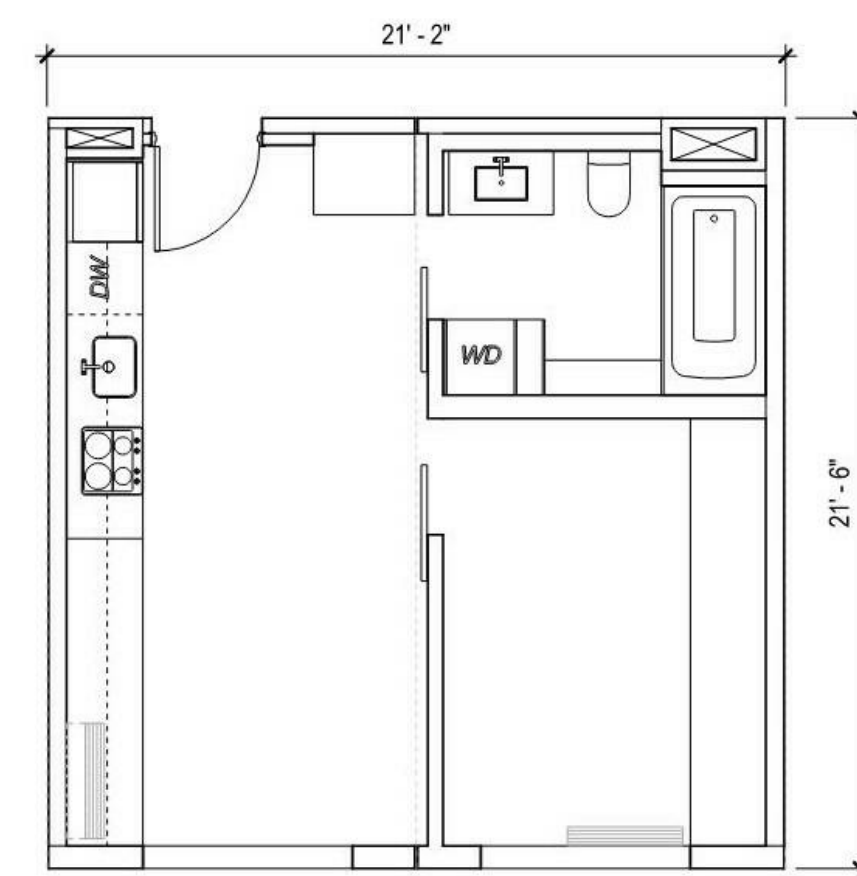
Date	Description
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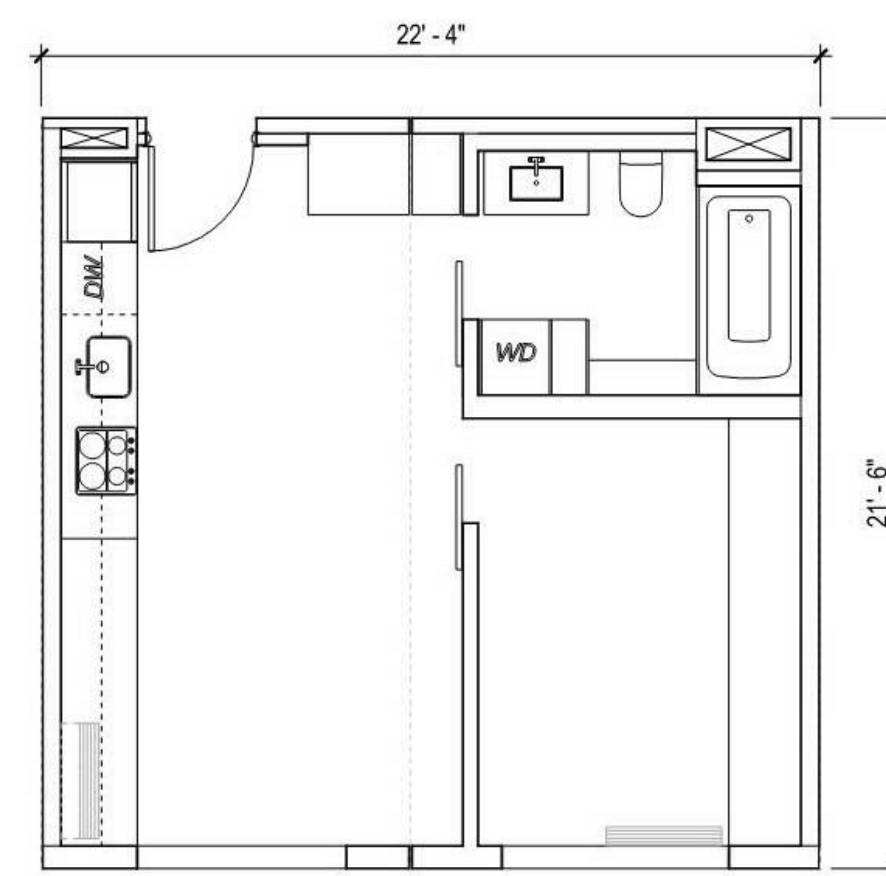
UNIT FLOOR PLAN
2 BEDROOM TYPE 2BD-b



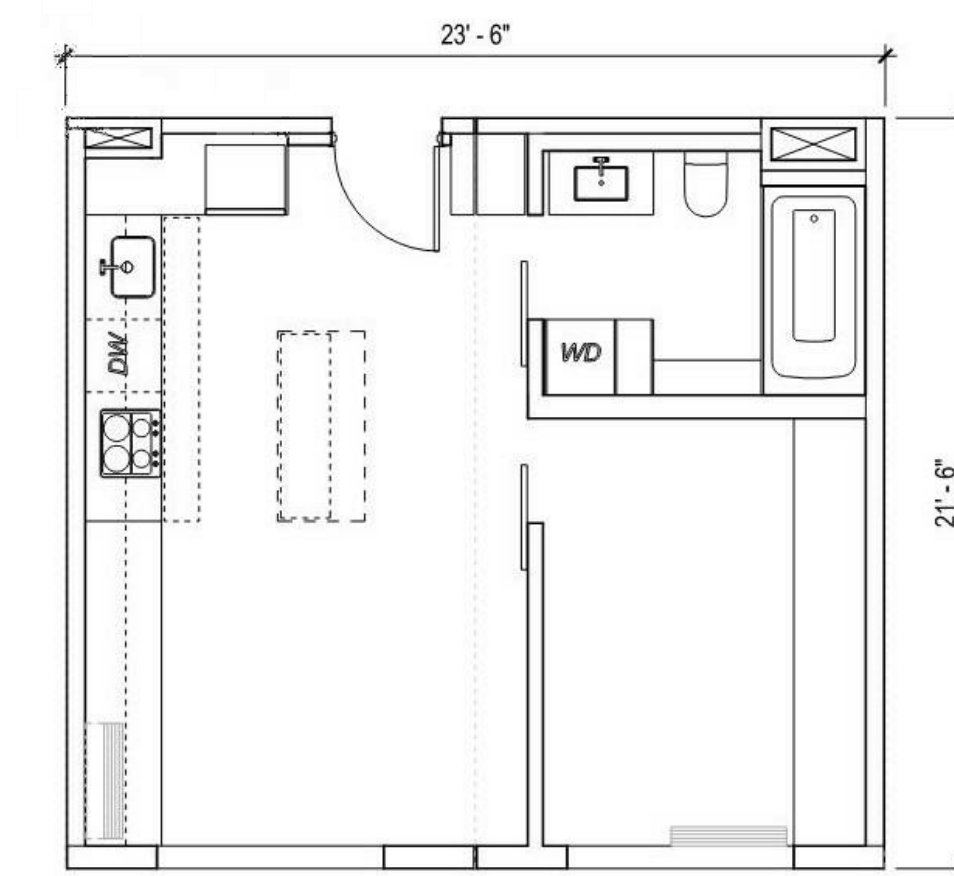
UNIT FLOOR PLAN
2 BEDROOM TYPE 2BD-c



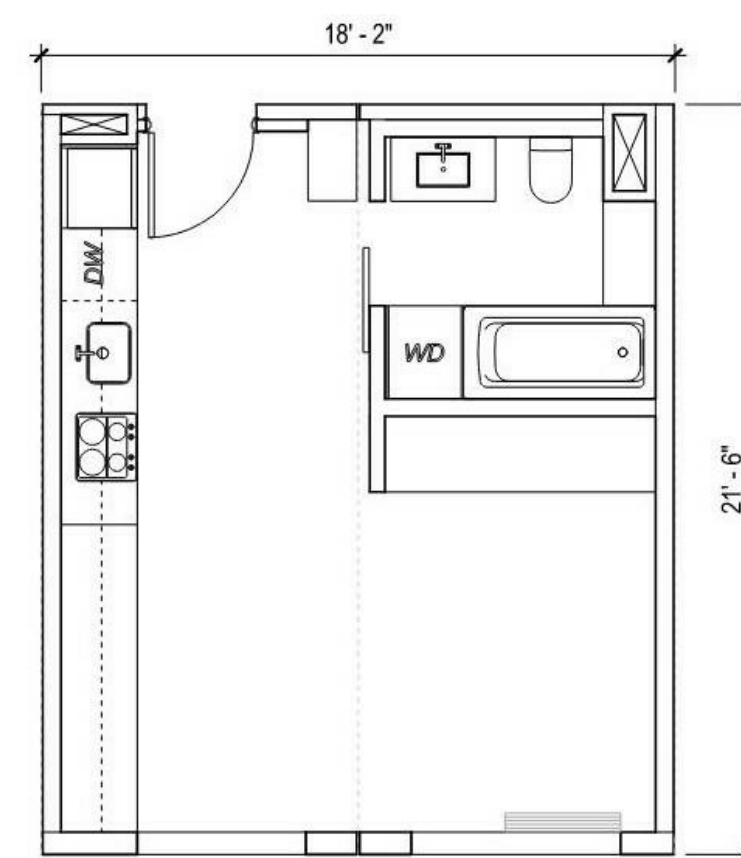
UNIT FLOOR PLAN
1 BEDROOM TYPE 1BD-a



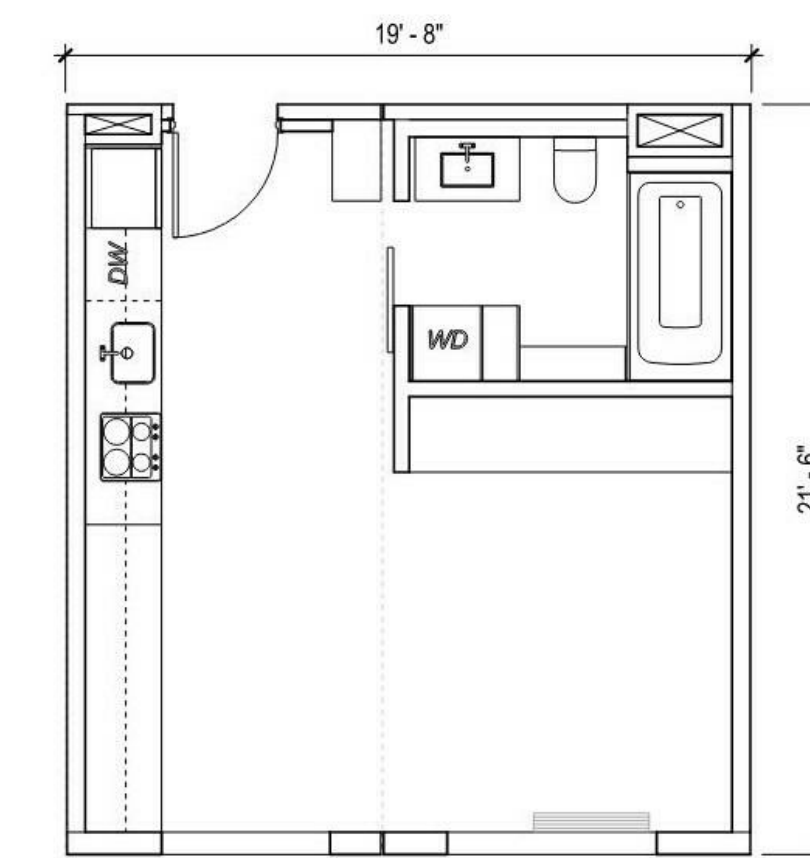
UNIT FLOOR PLAN
1 BEDROOM TYPE 1BD-b



UNIT FLOOR PLAN
1 BEDROOM TYPE 1BD-c



UNIT FLOOR PLAN
STUDIO TYPE ST-a



UNIT FLOOR PLAN
STUDIO TYPE ST-b

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
ONE TWENTY ONE

Project Number
005.2878.000

Description
UNIT PLANS - L03-14

Scale

A0.41

ALTA/NSPS DESIGN SURVEY
240 S SPRING ST &
129 W 3RD ST
 CITY OF LOS ANGELES,
 CALIFORNIA

EXHIBIT "A"
 Page No. 11 of 32
 Case No. CPC-2021-3038-DB-SPR-HCA

ALTA/NSPS LAND TITLE SURVEY CERTIFICATE:

TO:

- * LRW INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
- * LORIN B. FLYER, TRUSTEE OF THE LORIN FLYER TRUST
- * DEANNA QUINN EDENS
- * ARTHUR J. QUINN
- * ALAN D. COHEN
- * STEVEN I. COHEN
- * CHICAGO TITLE COMPANY
- * and all of their successors and/or assigns

THIS IS TO CERTIFY (AS CERTIFY IS DEFINED AND LIMITED BY SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA) 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 ITEMS 2, 4, 6, 9, 16, and 20 (Professional liability insurance of \$2 Million) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER, 2020.

DATE SIGNED: 12-16-2020

Robert J. Hennon
 ROBERT DAVID HENNON, PLS 5573
 (LIC. EXPIRES 9-30-21)



BASIS OF BEARINGS:

THE BEARING OF N52°05'43"W ALONG THE CENTERLINE OF 3RD STREET AS SHOWN ON RECORD OF SURVEY RS BOOK 320-73 ROTATED COUNTERCLOCKWISE 00°00'37" FOR A RESULTANT BEARING OF N52°06'20"W, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PROJECT BENCHMARK:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 (NGVD1929) CITY OF LOS ANGELES PER THE FOLLOWING CITY BENCHMARK AS DERIVED FROM PSOMAS RECORD OF SURVEY 233-55:

POINT 1018: MAG NAIL & WASHER "PSOMAS" IN CONC SIDEWALK; 12FT NE OF SE PROD OF NE CURB LINE OF 3RD ST; 2FT NW OF NW CURB LINE OF BROAD WAY. HAVING AN ELEVATION OF 282.18 FEET

ANY USER OF ELEVATIONS AND/OR COORDINATES SHOWN HEREON FOR THE CONTROL OF CONSTRUCTION, SHALL VERIFY AT LEAST 3 POINTS SHOWN HEREON, FOR MATHEMATICAL CONSISTENCY PRIOR TO SUCH USE.

SURVEYOR'S NOTES:

- BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED FROM PUBLIC AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED HEREON. LOT LINES WERE ESTABLISHED BY FULL BLOCK PRORATION.
- LEGAL DESCRIPTION WAS SUPPLIED BY CLIENT.
- TITLE REPORT WAS SUPPLIED BY CLIENT. SEE 'TITLE REPORT MATTERS'.
- THE AREA OF 240 S SPRING ST:
 AREA = 12,383 SQUARE FEET, 0.248 ACRES
 (AREA IS BASED ON FIELD MEASUREMENTS)
- THE AREA OF 129 W 3RD ST SANS PORTION OF ALLEY:
 AREA = 15,130 SQUARE FEET, 0.347 ACRES
 (AREA IS BASED ON FIELD MEASUREMENTS)
- THE AREA OF 129 W 3RD ST PORTION OF ALLEY:
 AREA = 980 SQUARE FEET, 0.022 ACRES
 (AREA IS BASED ON FIELD MEASUREMENTS)
- THE SUBJECT PROPERTY IS ZONED AS FOLLOWS: C4-4D

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY IS IN FEMA FLOOD ZONE 'X' (UNSHADED), WHICH IS OUTSIDE THE 0.2% (500 YEAR) ANNUAL CHANCE FLOOD, PER FEDERAL FLOOD INSURANCE RATE MAP (FIRM) 06037C16366 REVISED 12/21/2018.

ALTA TABLE A ITEMS 16, 17 & 18 NOTE:

THERE IS NO VISIBLE EVIDENCE OF: EARTH MOVING OR BUILDING CONSTRUCTION, PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, SIDEWALK OR STREET CONSTRUCTION OR REPAIRS, USE OF SITE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, NOR OF WETLANDS.

LEGAL DESCRIPTION (129 W 3RD ST):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 98 FEET OF LOT 6 IN BLOCK 3 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 66 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECORDED MARCH 20, 1897, IN BOOK 66 PAGE 29 OF MISCELLANEOUS RECORDS, APPEARS A PLAT ON WHICH THE ABOVE DESCRIBED REAL PROPERTY IS DESIGNATED AS LOT 'A' OF PROPERTY OF T. D. STIMSON AND PORTION OF HARLEM PLACE, FORMERLY KNOWN AS CENTER PLACE, FORMERLY KNOWN AS MOTT ALLEY, ADJOINING, SITUATED IN LOT 6 IN BLOCK 3 OF SAID ORD'S SURVEY.

APN: 5149-007-007

TITLE MATTERS (129 W 3RD ST):

PER PRELIMINARY TITLE REPORT ORDER NO. 00132171-021-PS4-JC DATED AS OF JUNE 10, 2020 BY CHICAGO TITLE COMPANY, ONLY THE FOLLOWING MATTERS OF RECORD AFFECT THE HEREIN DESCRIBED SUBJECT PROPERTY.

ITEMS A TO C - TAXES, ASSESSMENTS AND LIENS (NOT SURVEY RELATED MATTERS)

ITEM 1 - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

AX ITEM 2 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF LOS ANGELES. PURPOSE: PUBLIC ROAD. RECORDED: IN BOOK 745 PAGE 152, OF DEEDS. AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. (CONVEYS THE USE OF THE ALLEY KNOWN AS HARLEM PLACE FORMERLY KNOWN AS MOTT'S PLACE TO BE USED AS A PUBLIC STREET, PLOTTED)

ITEM 3 - THE EFFECT OF AN AGREEMENT RELATING TO A PARTY WALL ON THE NORTHEASTERLY LINE OF SAID LAND, DATED: AUGUST 10, 1892, EXECUTED BY: T. D. STIMSON AND S. C. FOY. RECORDING DATE: AUGUST 11, 1892. RECORDING NO: BOOK 809 PAGE 204, OF DEEDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (PARTY WALL NO LONGER EXISTS, NOT PLOTTED)

ITEM 4 - AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN. DATED: JUNE 17, 1906. LESSOR: STIMSON BUILDING, A PARTNERSHIP, HARRY J. QUINN, PARTNER AND HOWARD M. FOX, PARTNER. LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION. RECORDING DATE: JANUARY 9, 1967. RECORDING NO: 1919. OFFICIAL RECORDS. SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE ENTRY. NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE. (BLANKET)

ITEM 5 - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA. RECORDING DATE: JULY 22, 1975. RECORDING NO: 3675. OFFICIAL RECORDS AND RECORDING DATE: JULY 30, 1975, AND RECORDING NO: 3868, OFFICIAL RECORDS. (BLANKET)

ITEMS 6 TO 11 - TITLE COMPANY MATTERS (NOT SURVEY RELATED MATTERS, SEE TITLE REPORT FOR PARTICULARS)

AX INDICATES A PLOTTED ITEM

LEGAL DESCRIPTION (240 S SPRING ST):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 3 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 66 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF SPRING STREET, DISTANT THEREON 98 FEET NORTHEAST FROM ITS INTERSECTION WITH THE NORTHEAST LINE OF THIRD STREET, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT A OF THE PROPERTY OF T. D. STIMSON, AS SHOWN ON MAP RECORDED IN BOOK 66 PAGE 29 OF SAID MISCELLANEOUS RECORDS; THENCE FROM THE POINT OF BEGINNING, NORTHEAST ALONG THE SOUTHEAST LINE OF SPRING STREET, 80 FEET TO THE SOUTHWEST LINE OF THE LAND DESCRIBED IN THE DEED TO THE TIMES-MIRROR COMPANY, RECORDED ON DECEMBER 29, 1961 AS INSTRUMENT NO. 2403, IN BOOK D1464 PAGE 219 OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHWEST ALONG SAID SOUTHWEST LINE, TO THE NORTHWEST LINE OF HARLEM PLACE (FORMERLY KNOWN AS CENTER PLACE); THENCE SOUTHWEST ALONG SAID NORTHWEST LINE TO THE NORTHEASTERLY CORNER OF SAID LOT A OF T.D. STIMSON; THENCE NORTHWEST ALONG THE NORTHEAST LINE OF SAID LOT A TO THE POINT OF BEGINNING.

APN: 5149-007-001

TITLE MATTERS (240 S SPRING ST):

PER PRELIMINARY TITLE REPORT ORDER NO. 00139810-994-LT2-DB DATED AS OF OCTOBER 5, 2020 BY CHICAGO TITLE COMPANY, ONLY THE FOLLOWING MATTERS OF RECORD AFFECT THE HEREIN DESCRIBED SUBJECT PROPERTY.

ITEMS A TO C - TAXES, ASSESSMENTS AND LIENS (NOT SURVEY RELATED MATTERS)

ITEM 1 - A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT: RECORDING DATE: JULY 22, 1975, RECORDING NO: 3675, OFFICIAL RECORDS. REDEVELOPMENT AGENCY: THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROGRAM. AND RECORDING DATE: JULY 30, 1975, AND RECORDING NO: 3868, OFFICIAL RECORDS. (BLANKET)

ITEM 2 - A DEED OF TRUST (NOT A SURVEY RELATED MATTER)

ITEMS 3 & 4 - TAXES AND LIENS (NOT SURVEY RELATED MATTERS)

ITEM 5 - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

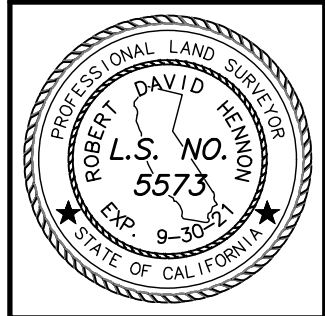
ITEM 6 - MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

ITEM 7 - ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

ITEM 8 - TITLE COMPANY MATTERS (NOT SURVEY RELATED MATTERS, SEE TITLE REPORT FOR PARTICULARS)

AX INDICATES A PLOTTED ITEM

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THOMAS GUIDE: 634-F4				
LA CITY DIST. MAP: 130-5A-213				
TAX APN: 5149-007-007 & 5149-007-001				
DWG: 3973-ALTA-DESIGN-C3D.DWG				
SURVEYED BY: HENNON	REV.	DATE	DESCRIPTION	BY

ALTA/NSPS DESIGN SURVEY
240 S SPRING ST &
129 W 3RD ST
 CITY OF LOS ANGELES,
 CALIFORNIA

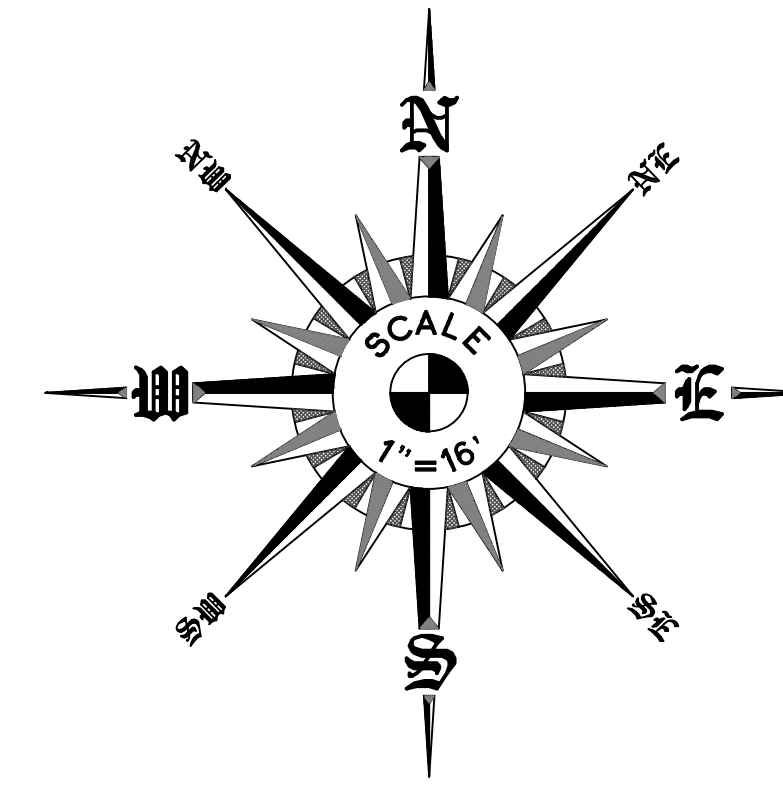
HENNON
 Surveying & Mapping, Inc.

601 E. GLENOAKS BLVD, SUITE 208
 GLENDALE, CALIFORNIA 91207
 (818)243-0640
 EMAIL: INFO@HENNON.COM WEB: HENNON.COM

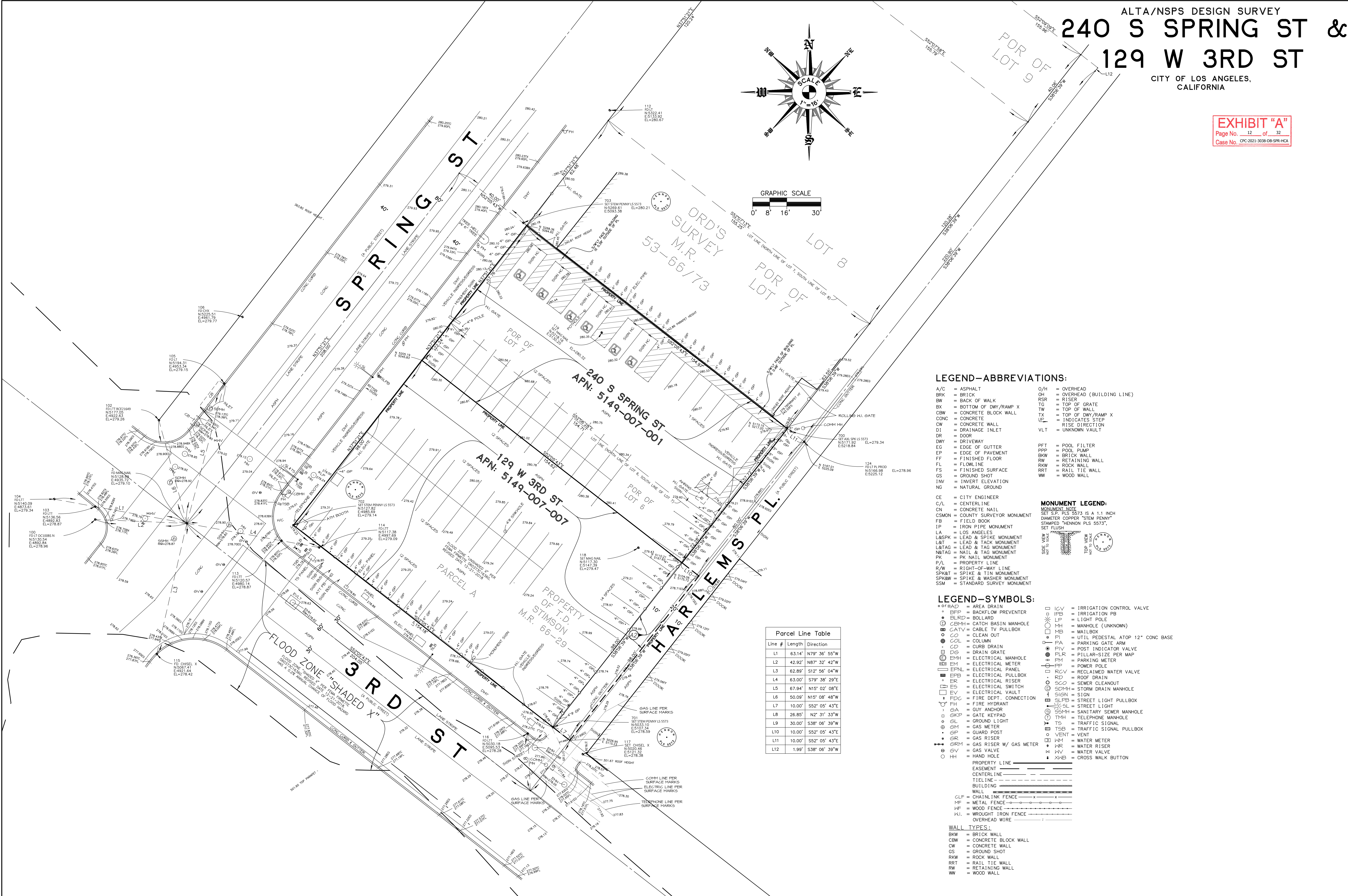
DATE: 12-16-2020
SCALE: 1 INCH EQUALS 16 FEET
CONTOUR INTERVAL: N/A
PROJECT NO: 3973
SHEET ONE OF TWO SHEETS

ALTA/NSPS DESIGN SURVEY
**240 S SPRING ST &
 129 W 3RD ST**
 CITY OF LOS ANGELES,
 CALIFORNIA

EXHIBIT "A"
 Page No. 12 of 32
 Case No. CPC-2021-3038-08-SPR-HCA



GRAPHIC SCALE
 0' 8' 16' 30'

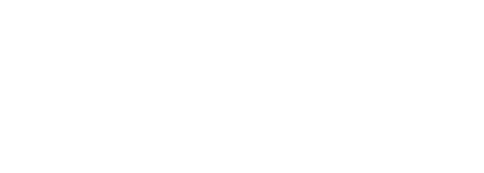


LEGEND-ABBREVIATIONS:

- A/C = ASPHALT
- BRK = BRICK
- BW = BACK OF WALK
- BX = BOTTOM OF DWY/RAMP X
- CBW = CONCRETE BLOCK WALL
- CONC = CONCRETE
- CW = CONCRETE WALL
- DI = DRAINAGE INLET
- DR = DOOR
- DWY = DRIVEWAY
- EG = EDGE OF GUTTER
- EP = EDGE OF PAVEMENT
- FF = FINISHED FLOOR
- FL = FLOWLINE
- GS = GROUND SHOT
- INV = INVERT ELEVATION
- NG = NATURAL GROUND
- O/H = OVERHEAD
- OH = OVERHEAD (BUILDING LINE)
- RSR = RISER
- TG = TOP OF GRATE
- TW = TOP OF WALL
- TX = TOP OF DWY/RAMP X
- UF = INDICATES STEP
- RI = RISE DIRECTION
- VLT = UNKNOWN VAULT
- PFT = POOL FILTER
- PPP = POOL PUMP
- EP = EDGE OF PAVEMENT
- FF = FINISHED FLOOR
- FL = FLOWLINE
- GS = GROUND SHOT
- INV = INVERT ELEVATION
- NG = NATURAL GROUND
- CE = CITY ENGINEER
- C/L = CENTERLINE
- CN = CONCRETE WALL
- CSMON = COUNTY SURVEYOR MONUMENT
- FB = FIELD BOOK
- IP = IRON PIPE MONUMENT
- LA = LOS ANGELES
- L&SPK = LEAD & SPIKE MONUMENT
- L&T = LEAD & TACK MONUMENT
- L&TAG = LEAD & TAG MONUMENT
- N&TAG = NAIL & TAG MONUMENT
- PK = PK NAIL MONUMENT
- P/L = PROPERTY LINE
- R/W = RIGHT-OF-WAY LINE
- SPK&T = SPIKE & TIN MONUMENT
- SPK&W = SPIKE & WASHER MONUMENT
- SSM = STANDARD SURVEY MONUMENT

MONUMENT LEGEND:

- MONUMENT NOTE
- SET S.P. PLS 5573 IS A 1.1 INCH
- DIMETER COPPER 'STEM FINNIT'
- STAMPED 'HENNON PLS 5573'
- SET FLUSH



LEGEND-SYMBOLS:

- AD = AREA DRAIN
- BFP = BACKFLOW PREVENTER
- BLRD = BOLLARD
- CBMH = CATCH BASIN MANHOLE
- CATV = CABLE TV PULLBOX
- CO = CLEAN OUT
- COL = COLUMN
- CD = CURB DRAIN
- DG = DRAIN GRATE
- EMH = ELECTRICAL MANHOLE
- EM = ELECTRICAL METER
- EPNL = ELECTRICAL PANEL
- EPB = ELECTRICAL PULLBOX
- ER = ELECTRICAL RISER
- ES = ELECTRICAL SWITCH
- EV = ELECTRICAL VAULT
- FDC = FIRE DEPT. CONNECTION
- PH = FIRE HYDRANT
- SA = GUY ANCHOR
- GKP = GATE KEYPAD
- GL = GROUND LIGHT
- GM = GAS METER
- GP = GUARD POST
- GR = GAS RISER
- GRM = GAS RISER W/ GAS METER
- GV = GAS VALVE
- HH = HAND HOLE
- ICV = IRRIGATION CONTROL VALVE
- IPB = IRRIGATION PB
- LP = LIGHT POLE
- MH = MANHOLE (UNKNOWN)
- MB = MAILBOX
- PI = UTIL PEDESTAL ATOP 12" CONC BASE
- PV = POST INDICATOR VALVE
- PLR = PILLAR-SIZE PER MAP
- PM = PARKING METER
- SDMH = STORM DRAIN MANHOLE
- RCV = RECLAIMED WATER VALVE
- RD = ROOF DRAIN
- SCO = SEWER CLEANOUT
- SDMH = STORM DRAIN MANHOLE
- SL = SIGN
- SLPB = STREET LIGHT PULLBOX
- SL = STREET LIGHT
- SSMH = SANITARY SEWER MANHOLE
- TH = TELEPHONE MANHOLE
- TS = TRAFFIC SIGNAL
- TSP = TRAFFIC SIGNAL PULLBOX
- VENT = VENT
- WM = WATER METER
- WR = WATER RISER
- WV = WATER VALVE
- XWB = CROSS WALK BUTTON

Line #	Length	Direction
L1	63.14'	N79° 36' 55"W
L2	42.92'	N87° 32' 42"W
L3	62.89'	S12° 56' 04"W
L4	63.00'	S79° 38' 29"E
L5	67.94'	N15° 02' 08"E
L6	50.09'	N15° 08' 48"W
L7	10.00'	S52° 05' 43"E
L8	26.85'	N2° 31' 33"W
L9	30.00'	S38° 06' 39"W
L10	10.00'	S52° 05' 43"E
L11	10.00'	S52° 05' 43"E
L12	1.99'	S38° 06' 39"W

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THOMAS GUIDE: 634-F4				
LA CITY DIST. MAP: 130-5A-213				
TAX APN: 5149-007-007 & 5149-007-001				
DWG: 3973-ALTA-DESIGN-C3D.DWG				
SURVEYED BY: HENNON	REV.	DATE	DESCRIPTION	BY

ALTA/NSPS DESIGN SURVEY
**240 S SPRING ST &
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HENNON
 Surveying & Mapping, Inc.

601 E. GLENOAKS BLVD, SUITE 208
 GLENDALE, CALIFORNIA 91207
 (818)243-0640
 EMAIL: INFO@HENNON.COM WEB: HENNON.COM

DATE: 12-16-2020
SCALE: 1 INCH EQUALS 16 FEET
CONTOUR INTERVAL: N/A
PROJECT NO: 3973
SHEET TWO OF TWO SHEETS



RELEVANT

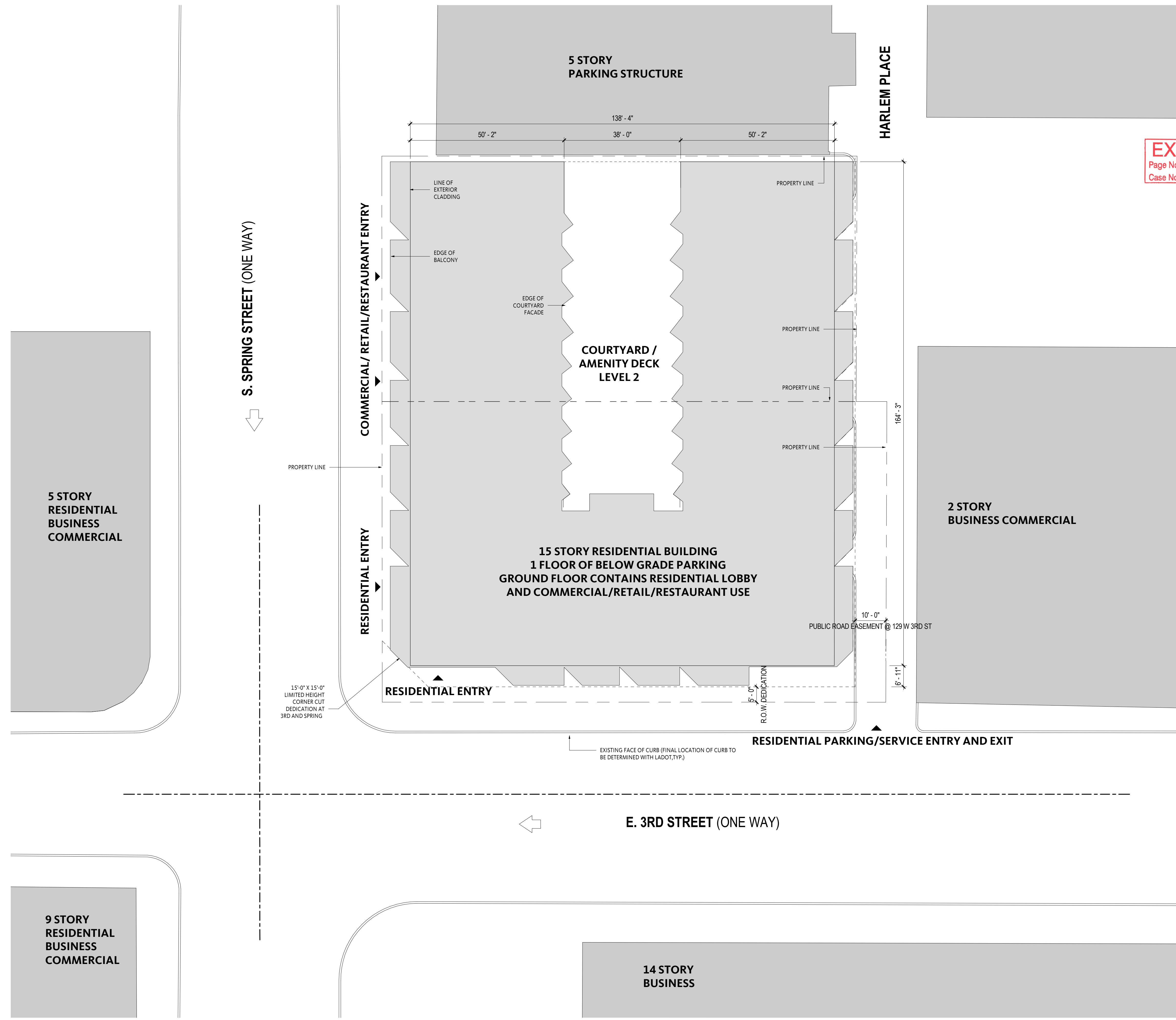
121 West 3rd Street Los Angeles, CA 90013

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

EXHIBIT "A"
Page No. 13 of 32
Case No. CPC-2021-3038-DB-SPR-HCA



Date	Description
10/06/2021	100% ENTITLEMENT SET
10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ONE TWENTY ONE

Project Number
005.2878.000

Description
SITE PLAN

Scale
1/16" = 1'-0"

A1.01

10/29/2021 11:20:51 AM BIM_360/005.2878.000 - Relevant Group 121 West 3rd Street Los Angeles Architecture_121 West 3rd_F201.rvt



EXHIBIT "A"
 Page No. 15 of 32
 Case No. CPC-2021-3038-DB-SPR-HCA

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
 ONE TWENTY ONE

Project Number
 005.2878.000

Description
 FLOOR PLAN - LEVEL 01

Scale
 3/32" = 1'-0"

A2.02

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

NOT FOR CONSTRUCTION

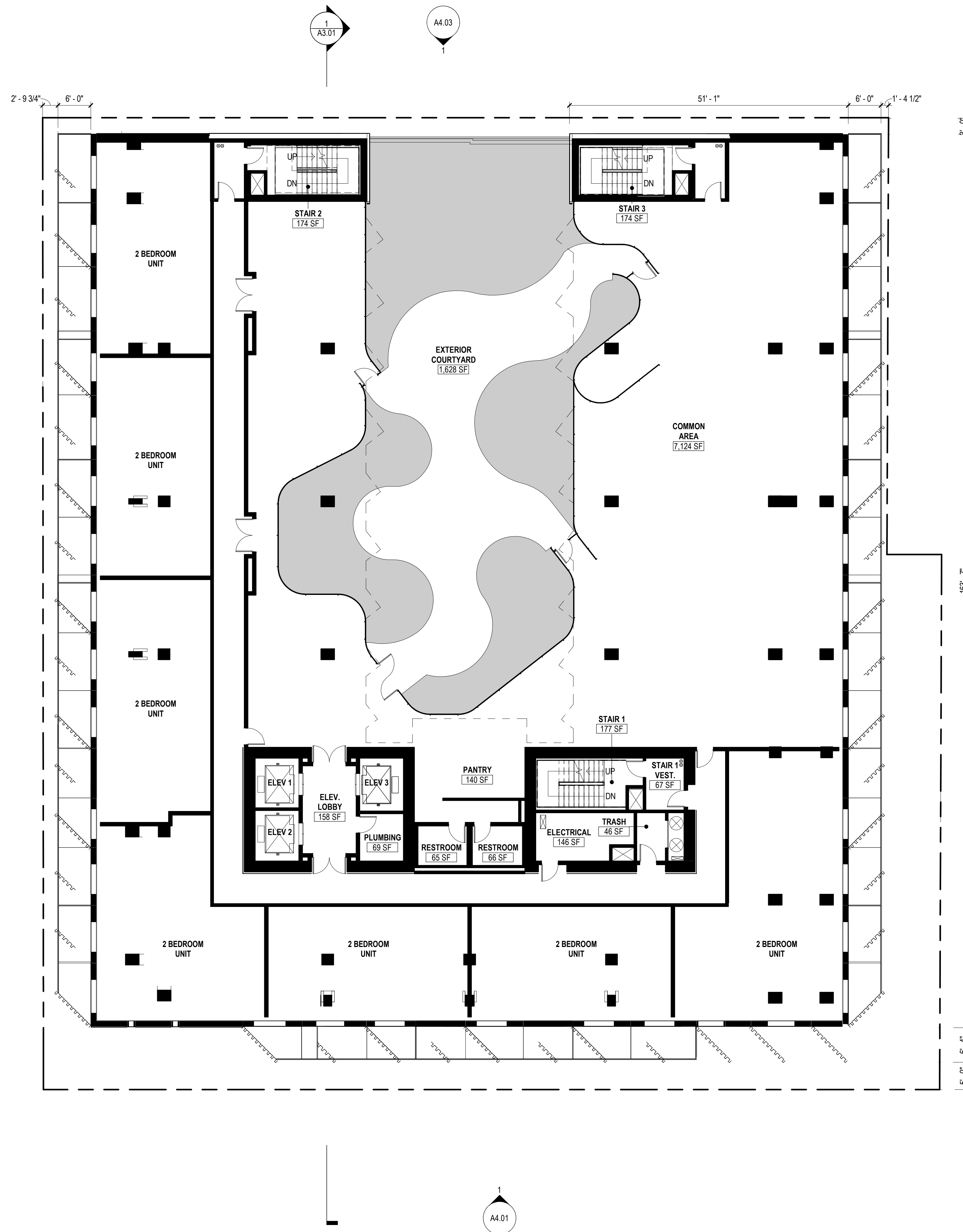
Project Name
ONE TWENTY ONE

Project Number
005.2878.000

Description
FLOOR PLAN - LEVEL 02

Scale
3/32" = 1'-0"

A2.03





121 West 3rd Street Los Angeles, CA 90013

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Case No. CPC-2021-3038-DB-SPR-HCA

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Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

NOT FOR CONSTRUCTION

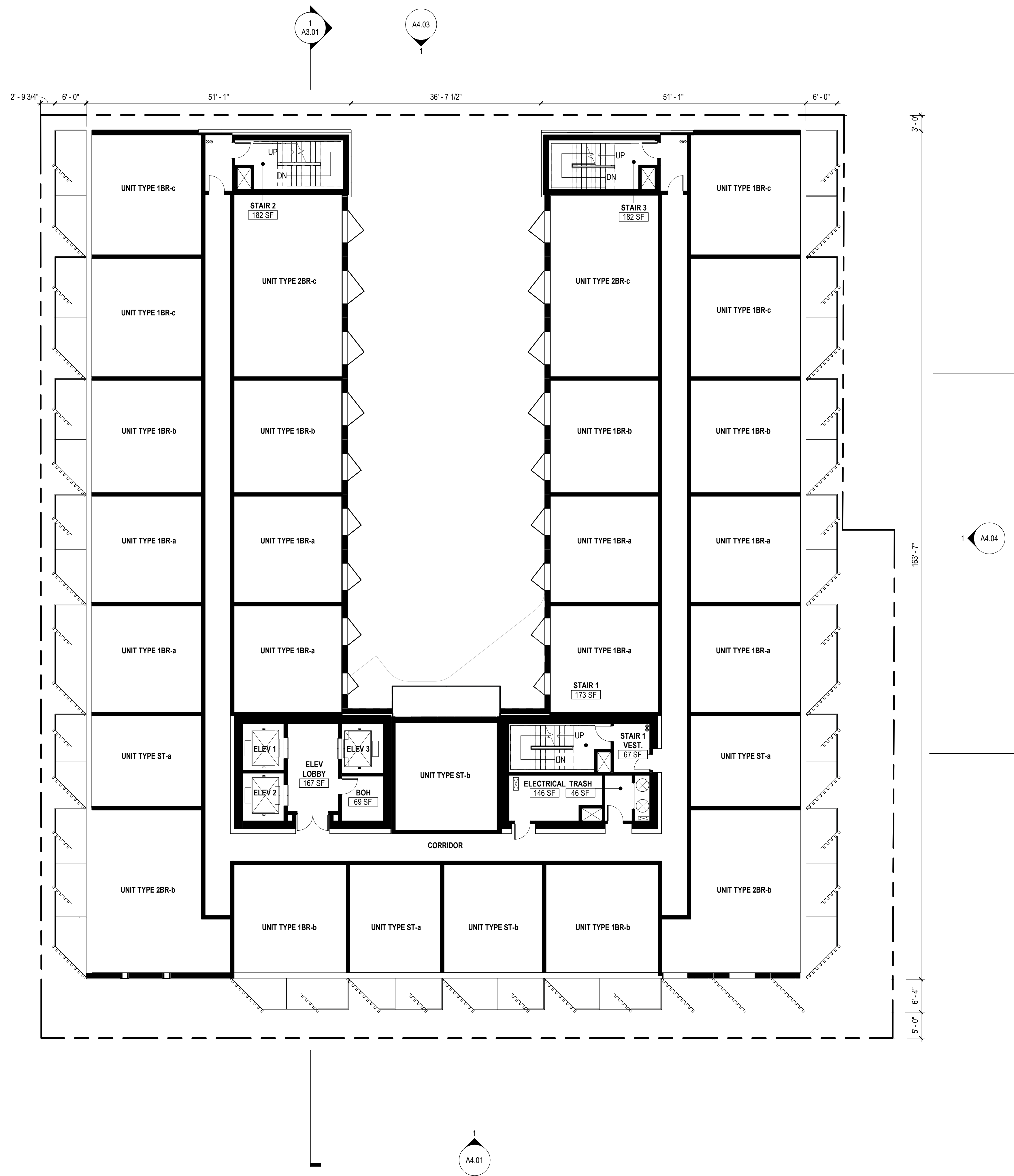
Project Name
ONE TWENTY ONE

Project Number
005.2878.000

Description
FLOOR PLAN - LEVEL 03-14

Scale
3/32" = 1'-0"

A2.04



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Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

NOT FOR CONSTRUCTION

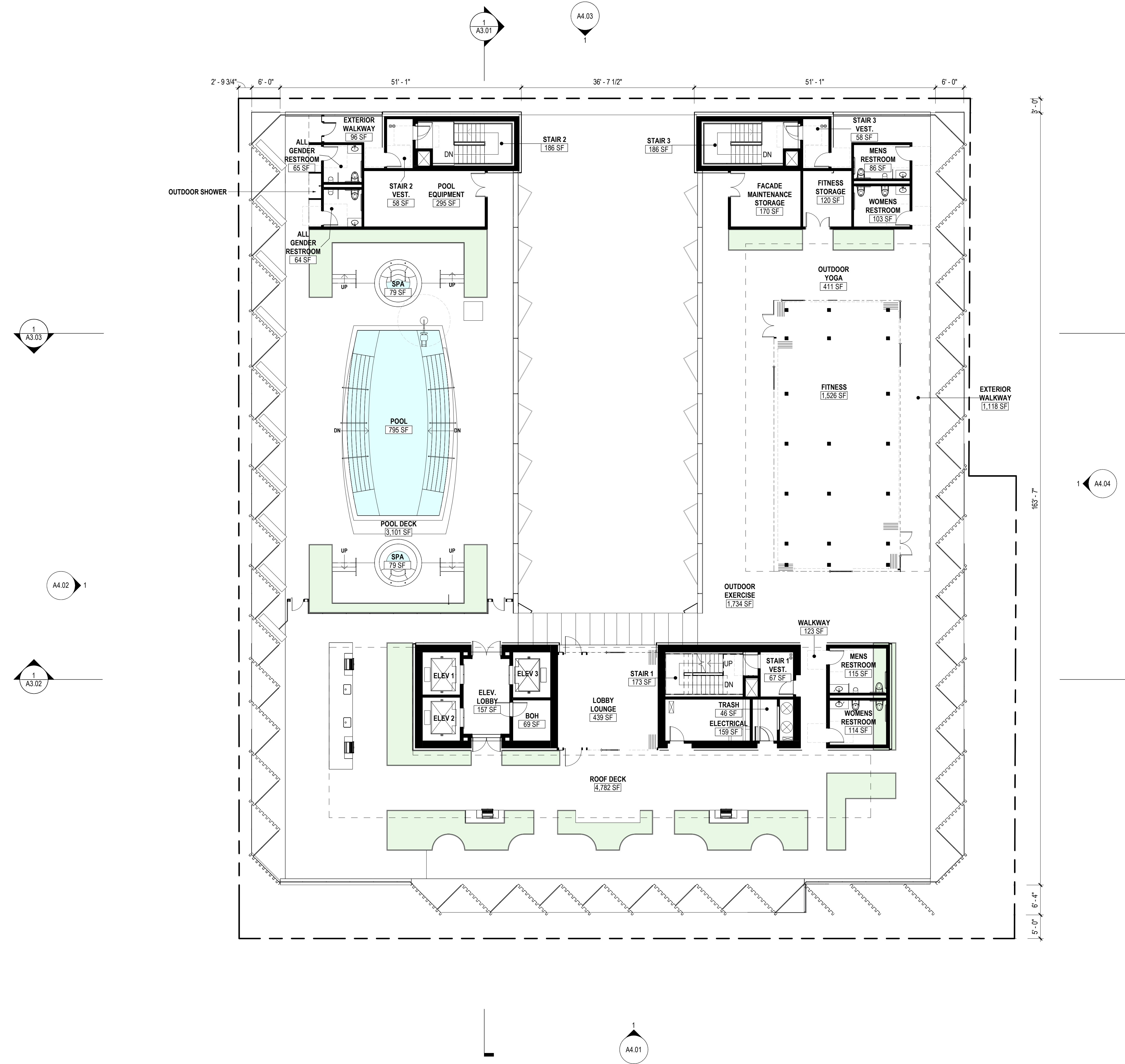
Project Name
ONE TWENTY ONE

Project Number
005.2878.000

Description
FLOOR PLAN - LEVEL 15 ROOF DECK

Scale
3/32" = 1'-0"

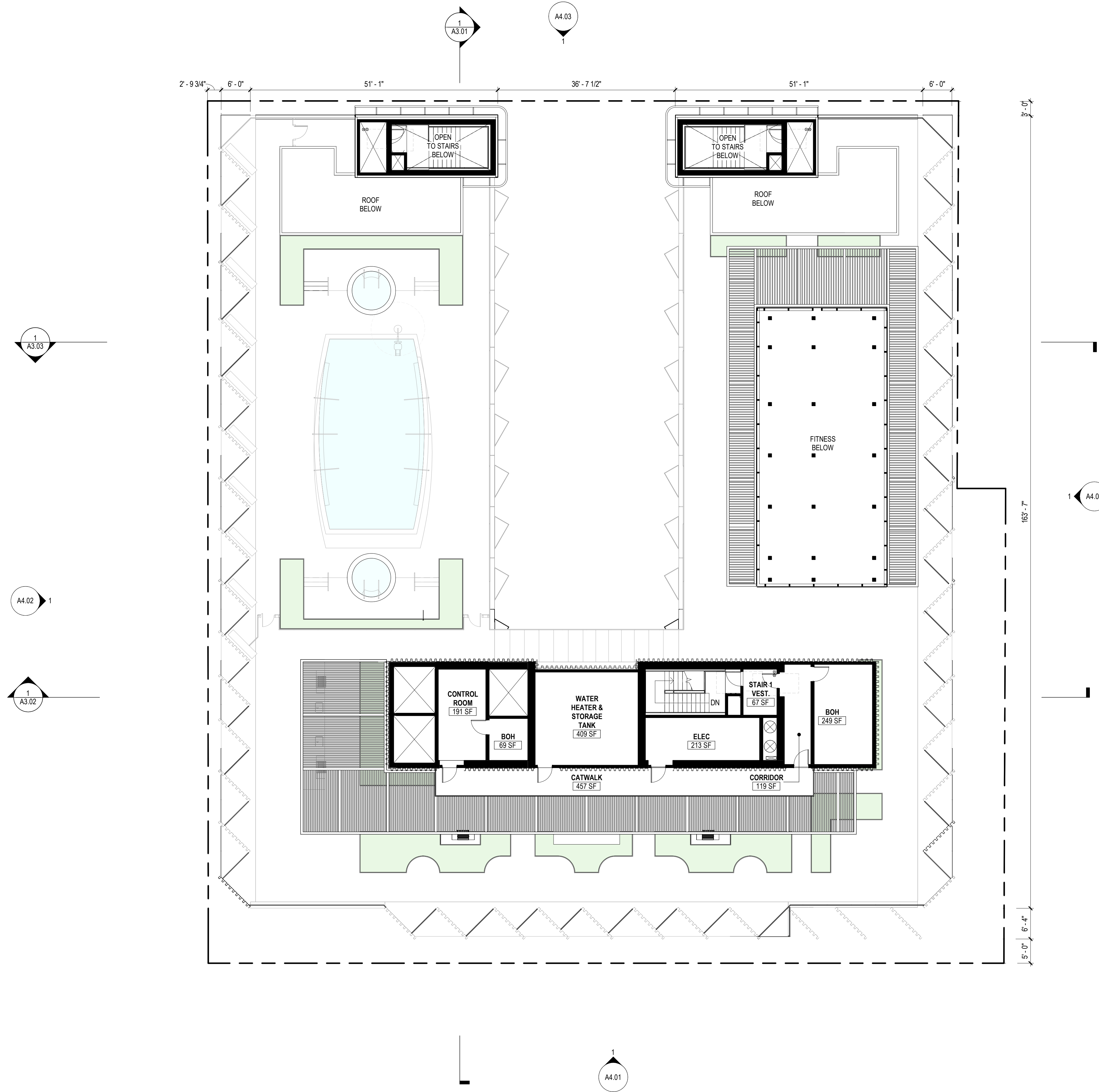
A2.05



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Los Angeles, California 90071
United States
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Fax 213.327.3601

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE



Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ONE TWENTY ONE

Project Number
005.2878.000

Description
FLOOR PLAN - PENTHOUSE LEVEL

Scale
3/32" = 1'-0"

A2.06

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United States
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Fax 213.327.3601

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

NOT FOR CONSTRUCTION

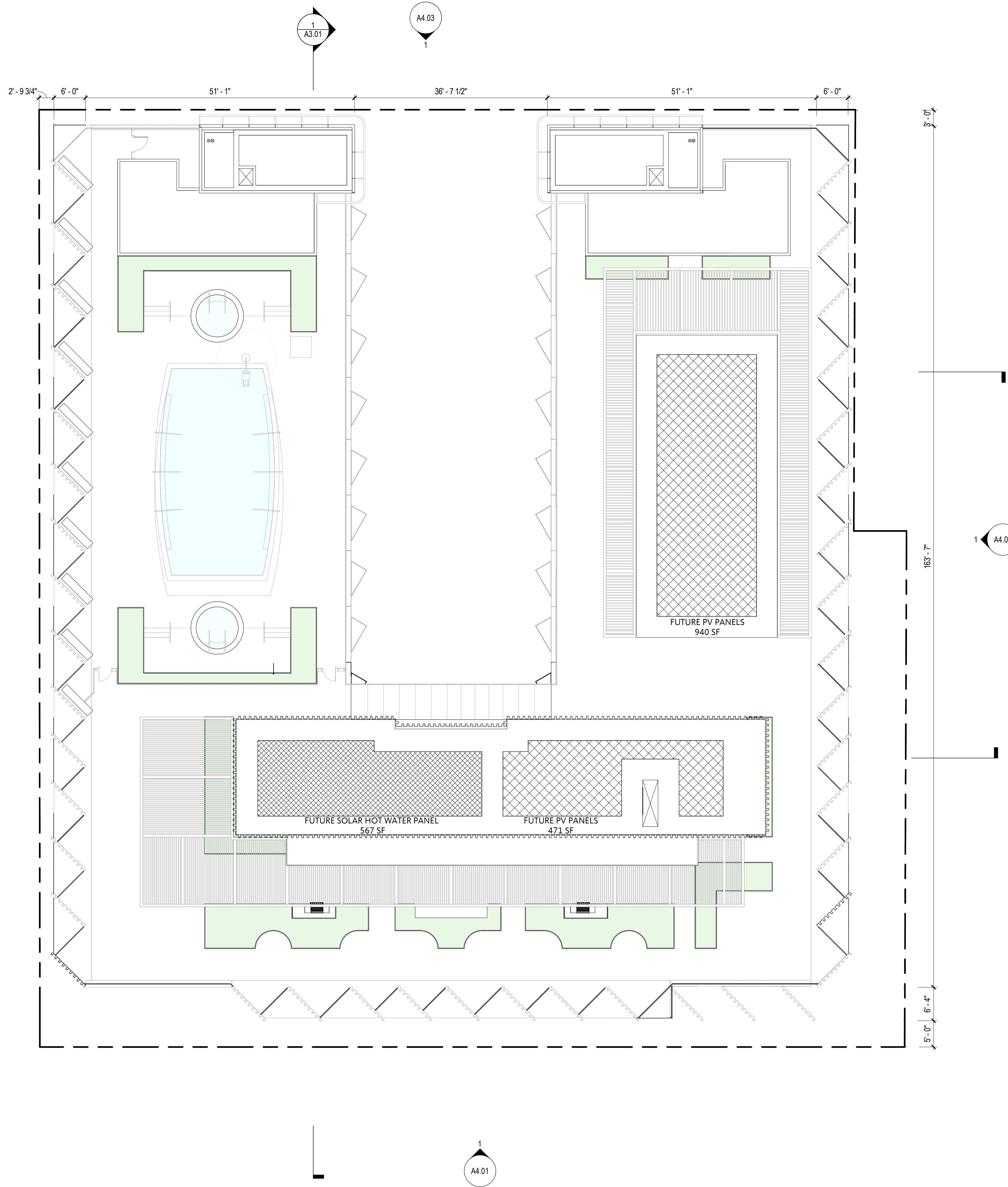
Project Name
ONE TWENTY ONE

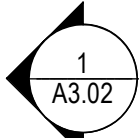
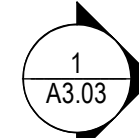
Project Number
005.2878.000

Description
ROOF PLAN

Scale
3/32" = 1'-0"

A2.07





PROPERTY LINE

PROPERTY LINE

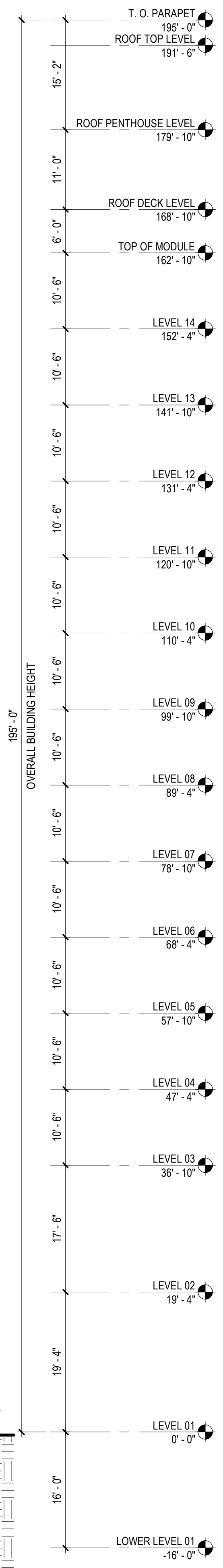
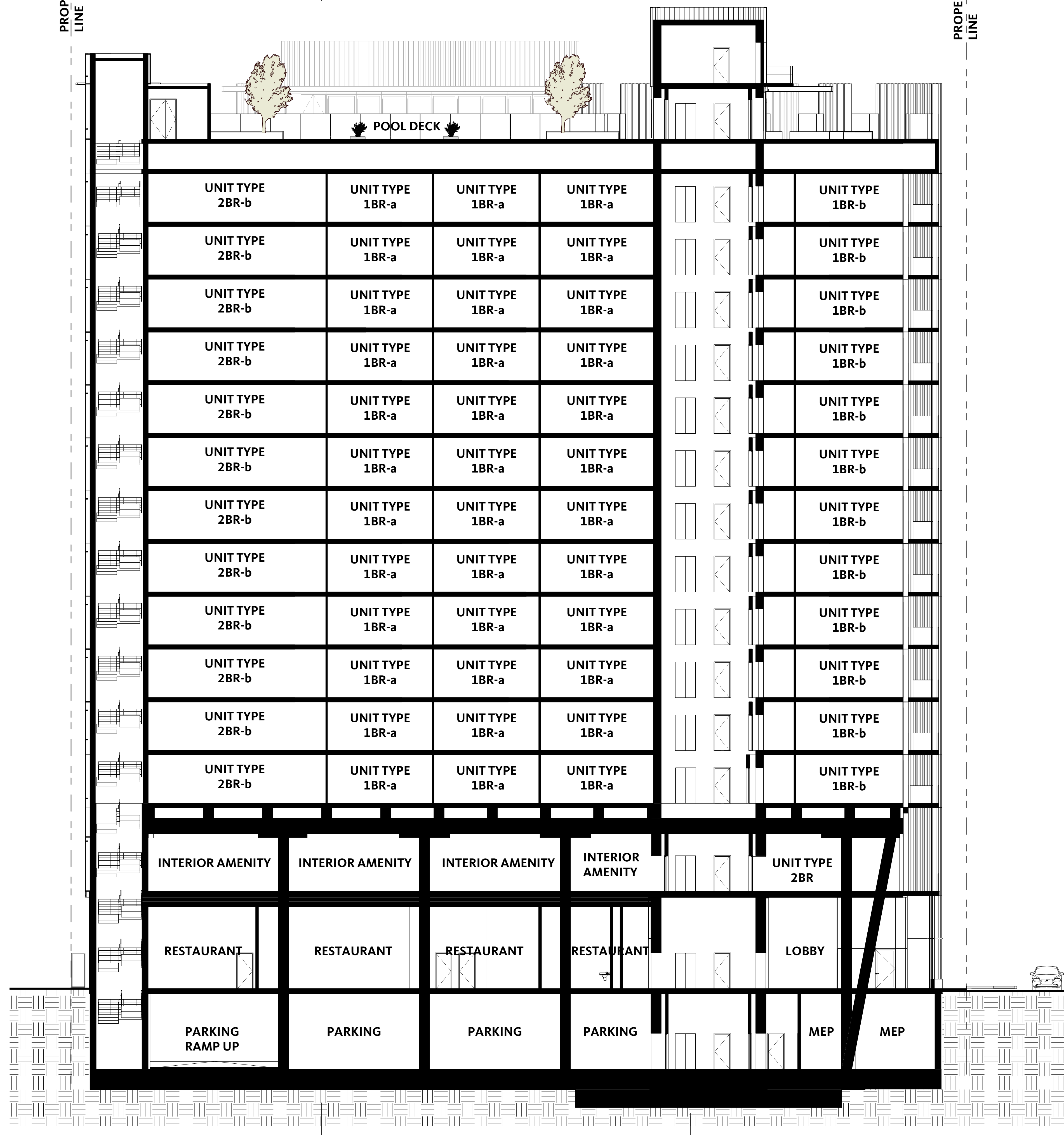


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 Case No. CPC-2021-3038-DB-SPR-HCA



121 West 3rd Street Los Angeles, CA 90013

Gensler

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 Los Angeles, California 90071
 United States

Tel 213.327.3600
 Fax 213.327.3601

Date	Description
10/06/2021	100% ENTITLEMENT SET
10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ONE TWENTY ONE

Project Number
005.2878.000

Description
BUILDING SECTIONS N-S

Scale
3/32" = 1'-0"

A3.01

10/27/2021 5:09:11 PM BIM_360/005.2878.000 - Relevant Group 121 West 3rd Street Los Angeles Architecture_121 West 3rd_F20.rvt

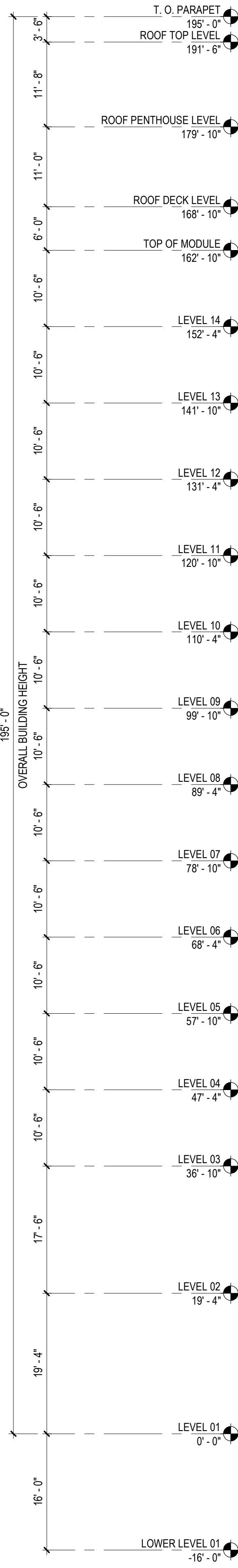
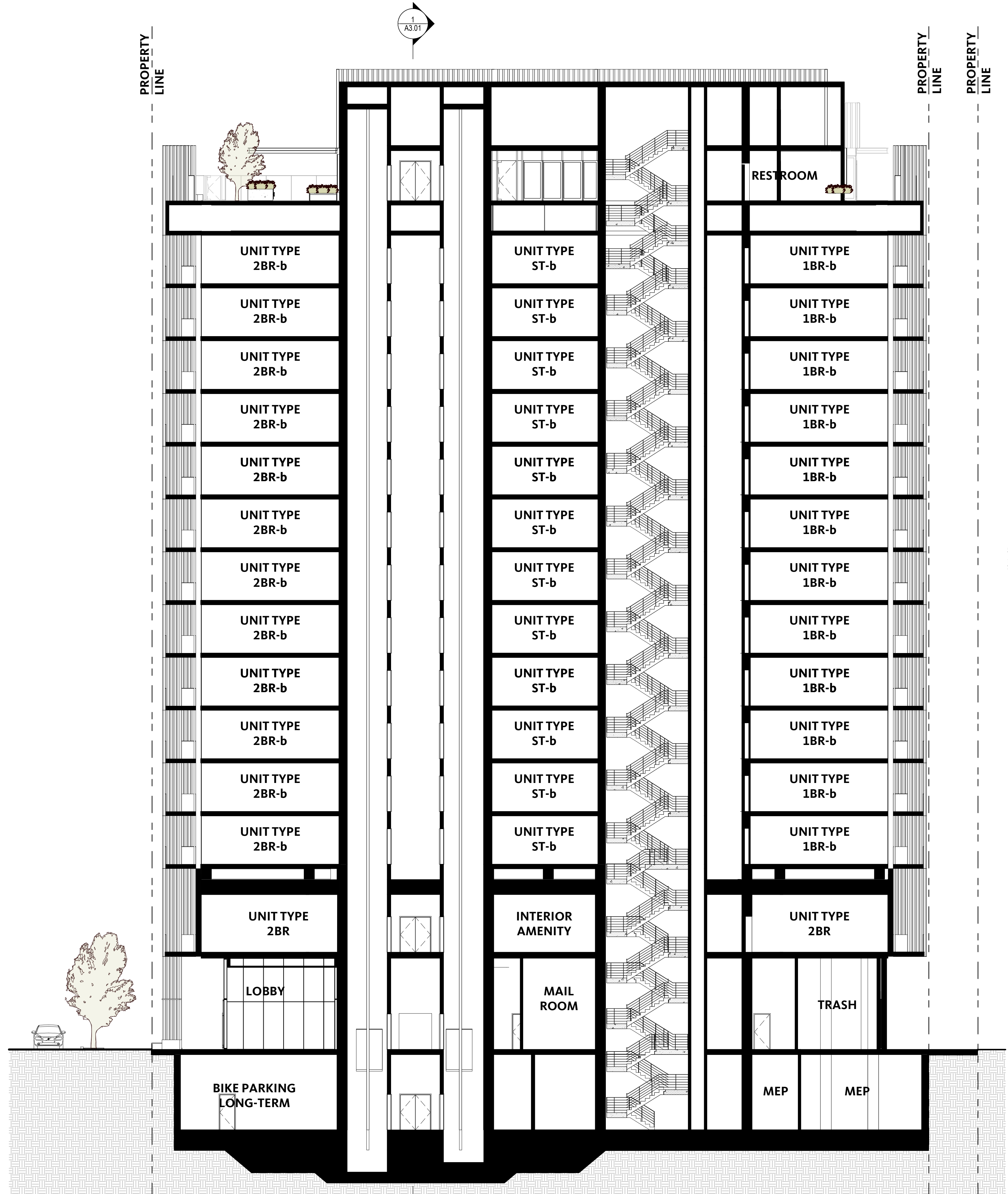


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 Page No. 22 of 32
 Case No. CPC-2021-3038-DB-SPR-HCA



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Gensler

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 Los Angeles, California 90071
 United States
 Tel 213.327.3600
 Fax 213.327.3601

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
 ONE TWENTY ONE

Project Number
 005.2878.000

Description
 BUILDING SECTIONS E-W

Scale
 3/32" = 1'-0"

A3.02

10/27/2021 5:09:16 PM BIM_360/005.2878.00 - Relevant Group 121 West 3rd Street Los Angeles Architecture_121 West 3rd_F20.rvt

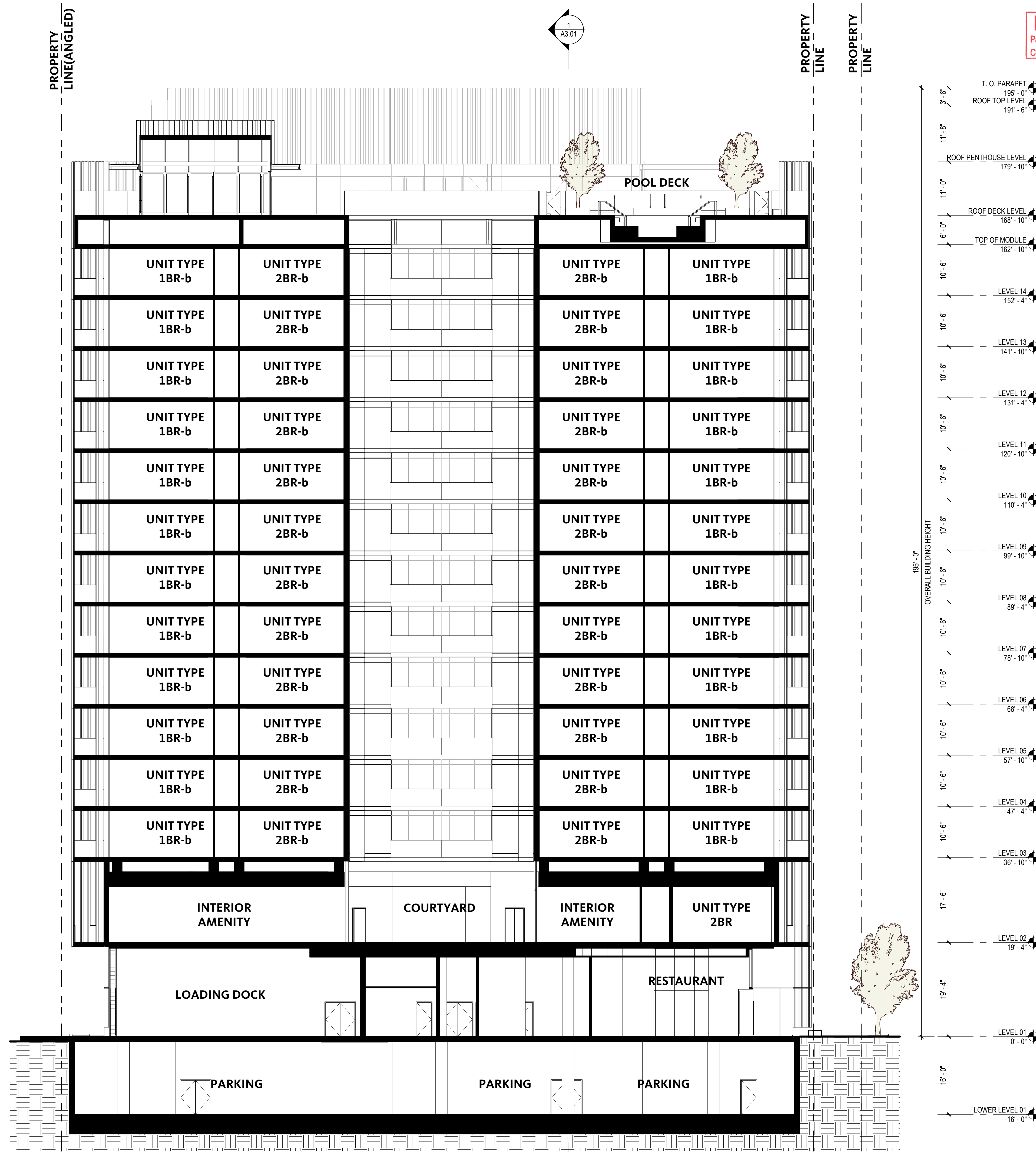


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 Page No. 23 of 32
 Case No. CPC-2021-3038-DB-SPR-HCA

Gensler
 500 South Figueroa Street
 Los Angeles, California 90071
 United States
 Tel 213.327.3600
 Fax 213.327.3601

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
 ONE TWENTY ONE

Project Number
 005.2878.000

Description
 BUILDING SECTIONS E-W

Scale
 3/32" = 1'-0"

A3.03



RELEVANT GROUP

121 West 3rd Street Los Angeles, CA 90013

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Los Angeles, California 90071
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EXHIBIT "A"
Page No. 24 of 32
Case No. CPC-2021-3038-06-SPR-HCA

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

**NOT FOR
CONSTRUCTION**

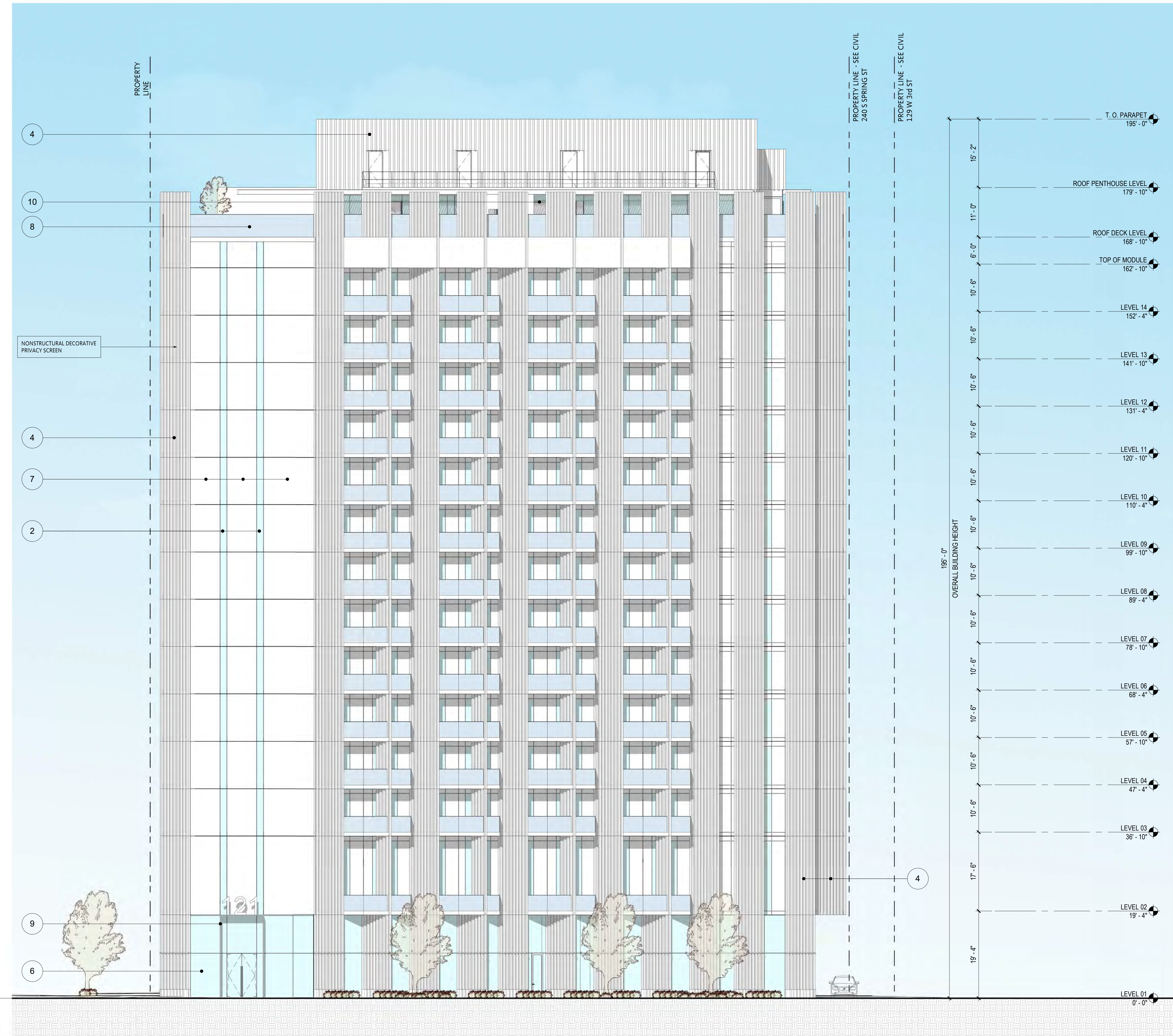
Project Name
ONE TWENTY ONE

Project Number
005.2878.000

Description
**BUILDING ELEVATIONS -
SOUTH/EAST**

Scale
3/32" = 1'-0"

A4.01



- ① ULTRA HIGH PERFORMANCE CONCRETE PANEL
- ② GLAZED CONCRETE MASONRY UNIT
- ③ EXPOSED CONCRETE
- ④ PERFORATED METAL SCREEN
- ⑤ WINDOW WALL SYSTEM
- ⑥ UNITIZED CW SYSTEM
- ⑦ SOLID METAL PANEL
- ⑧ GLASS GUARDRAIL
- ⑨ ALUMINUM STOREFRONT
- ⑩ FOLDING GLASS DOOR SYSTEM



RELEVANT GROUP

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United States

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EXHIBIT "A"
Page No. 25 of 32
Case No. CPC-2021-3038-OB-SPR-HCA

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
ONE TWENTY ONE

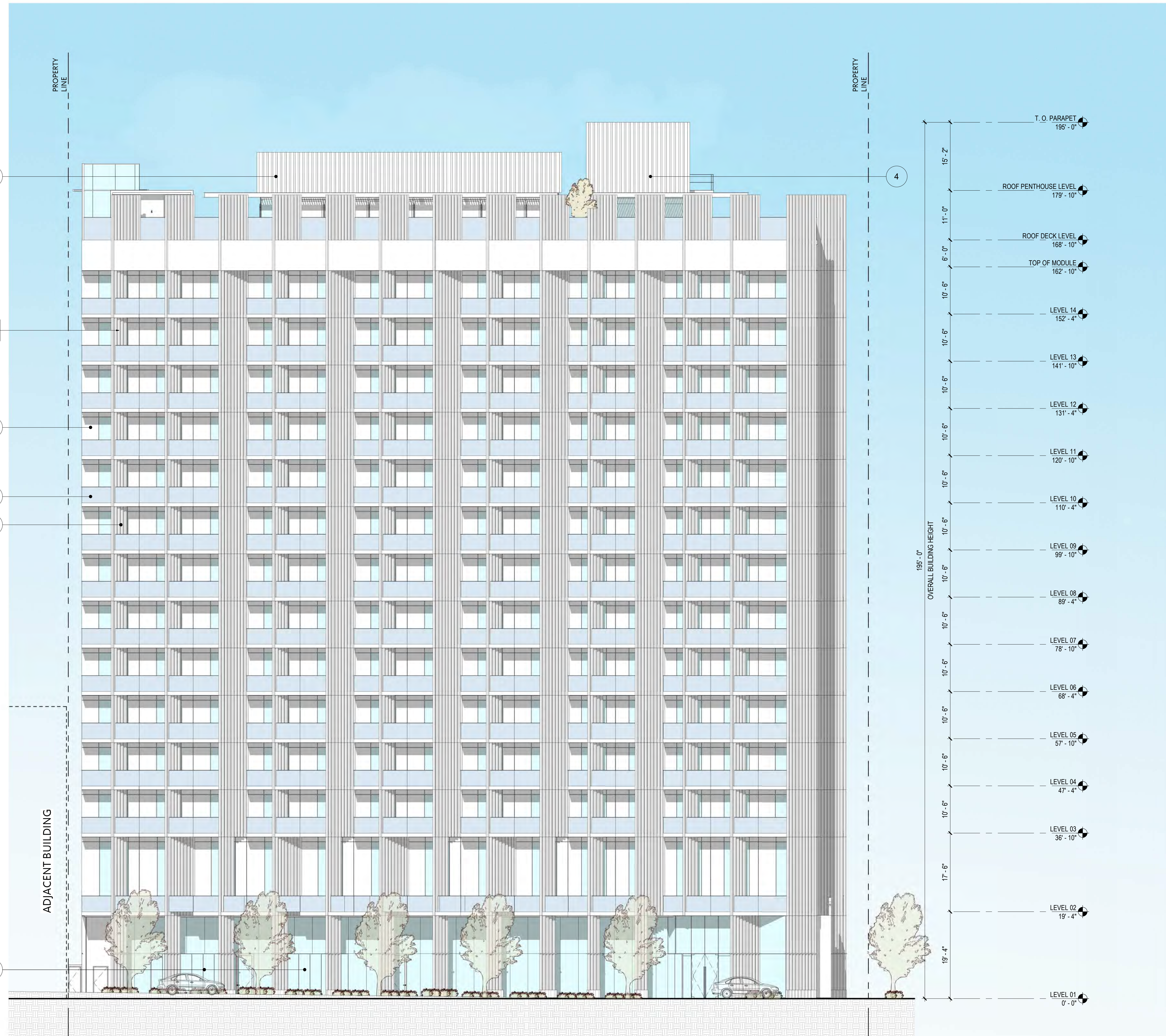
Project Number
005.2878.000

Description
**BUILDING ELEVATIONS -
SOUTH/WEST**

Scale
3/32" = 1'-0"

A4.02

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NONSTRUCTURAL DECORATIVE
PRIVACY SCREEN

4

5

8

4

10

- ① ULTRA HIGH PERFORMANCE CONCRETE PANEL
- ② GLAZED CONCRETE MASONRY UNIT
- ③ EXPOSED CONCRETE
- ④ PERFORATED METAL SCREEN
- ⑤ WINDOW WALL SYSTEM
- ⑥ UNITIZED CW SYSTEM
- ⑦ SOLID METAL PANEL
- ⑧ GLASS GUARDRAIL
- ⑨ ALUMINUM STOREFRONT
- ⑩ FOLDING GLASS DOOR SYSTEM



RELEVANT GROUP

121 West 3rd Street Los Angeles, CA 90013

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500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

EXHIBIT "A"
Page No. 27 of 32
Case No. CPC-2021-3038-DB-SPR-HCA

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
ONE TWENTY ONE

Project Number
005.2878.000

Description
**BUILDING ELEVATIONS -
NORTH/EAST**

Scale
3/32" = 1'-0"

A4.04

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PROPERTY LINE

4

8

1

NONSTRUCTURAL DECORATIVE PRIVACY SCREEN

1

8

2

PROPERTY LINE

T. O. PARAPET 195'-0"

15'-2"

ROOF PENTHOUSE LEVEL 179'-10"

11'-0"

ROOF DECK LEVEL 168'-10"

6'-0"

TOP OF MODULE 162'-10"

10'-6"

LEVEL 14 152'-4"

10'-6"

LEVEL 13 141'-10"

10'-6"

LEVEL 12 131'-4"

10'-6"

LEVEL 11 120'-10"

10'-6"

LEVEL 10 110'-4"

10'-6"

LEVEL 09 99'-10"

10'-6"

LEVEL 08 89'-4"

10'-6"

LEVEL 07 78'-10"

10'-6"

LEVEL 06 68'-4"

10'-6"

LEVEL 05 57'-10"

10'-6"

LEVEL 04 47'-4"

10'-6"

LEVEL 03 36'-10"

17'-6"

LEVEL 02 19'-4"

19'-4"

LEVEL 01 0'-0"

OVERALL BUILDING HEIGHT 195'-0"

- ① ULTRA HIGH PERFORMANCE CONCRETE PANEL
- ② GLAZED CONCRETE MASONRY UNIT
- ③ EXPOSED CONCRETE
- ④ PERFORATED METAL SCREEN
- ⑤ WINDOW WALL SYSTEM
- ⑥ UNITIZED CW SYSTEM
- ⑦ SOLID METAL PANEL
- ⑧ GLASS GUARDRAIL
- ⑨ ALUMINUM STOREFRONT
- ⑩ FOLDING GLASS DOOR SYSTEM

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RELEVANT

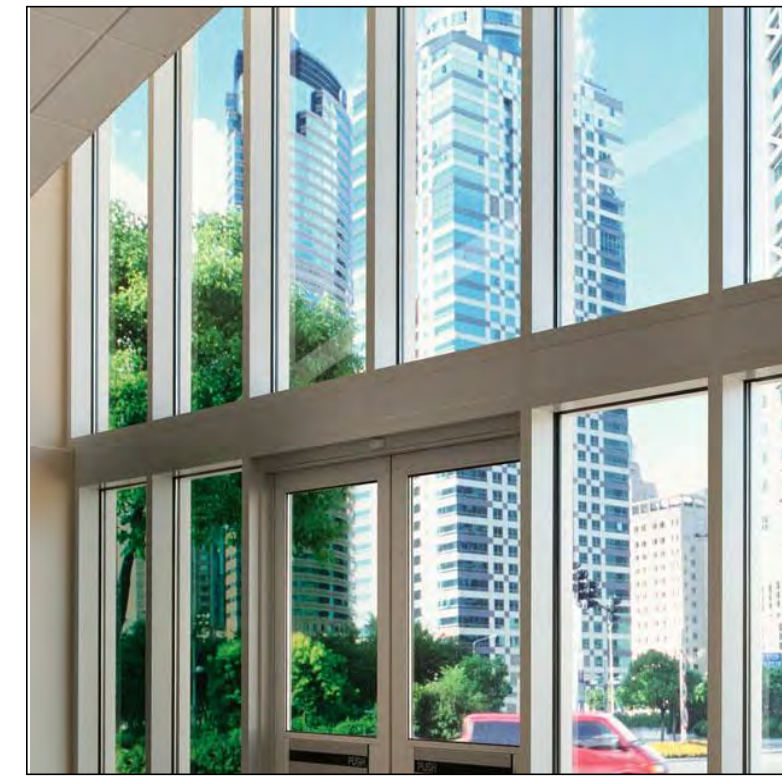
121 West 3rd Street Los Angeles, CA 90013

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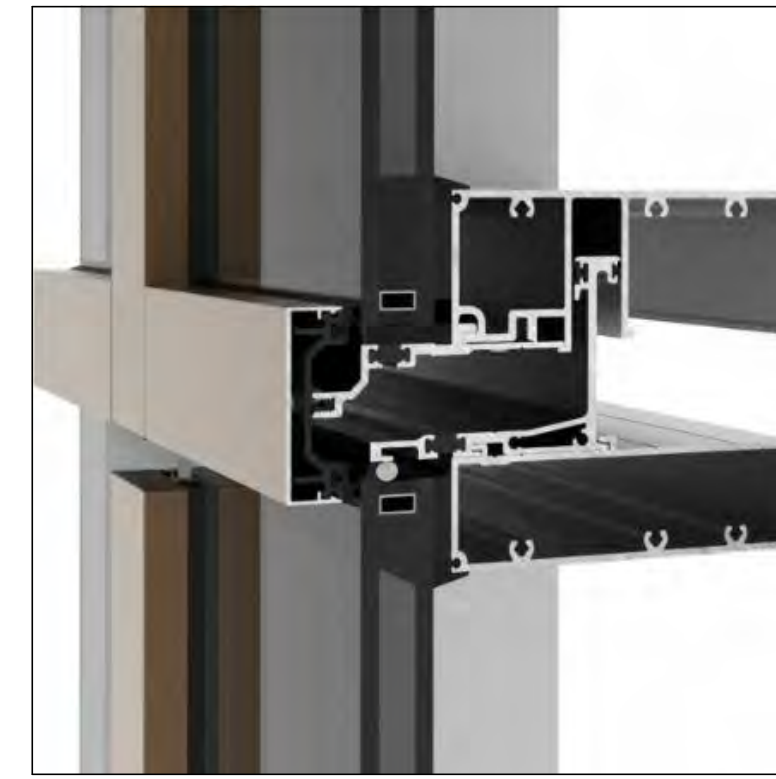
500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

EXHIBIT "A"
Page No. 28 of 32
Case No. CPC-2021-3038-DB-SPR-HCA



09. ALUMINUM STOREFRONT



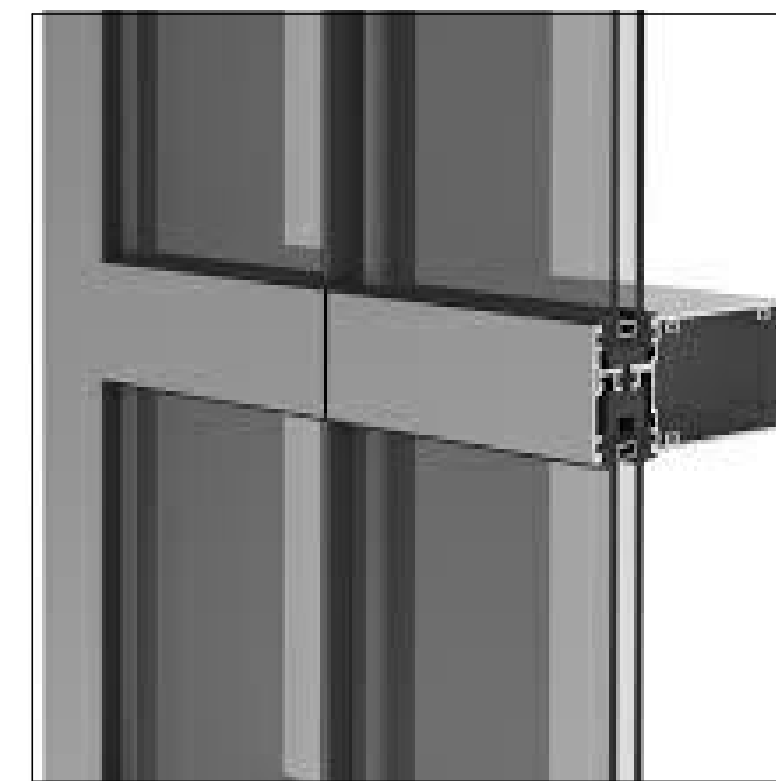
06. UNITIZED CURTAIN WALL SYSTEM



03. EXPOSED CONCRETE



08. GLASS GUARDRAIL



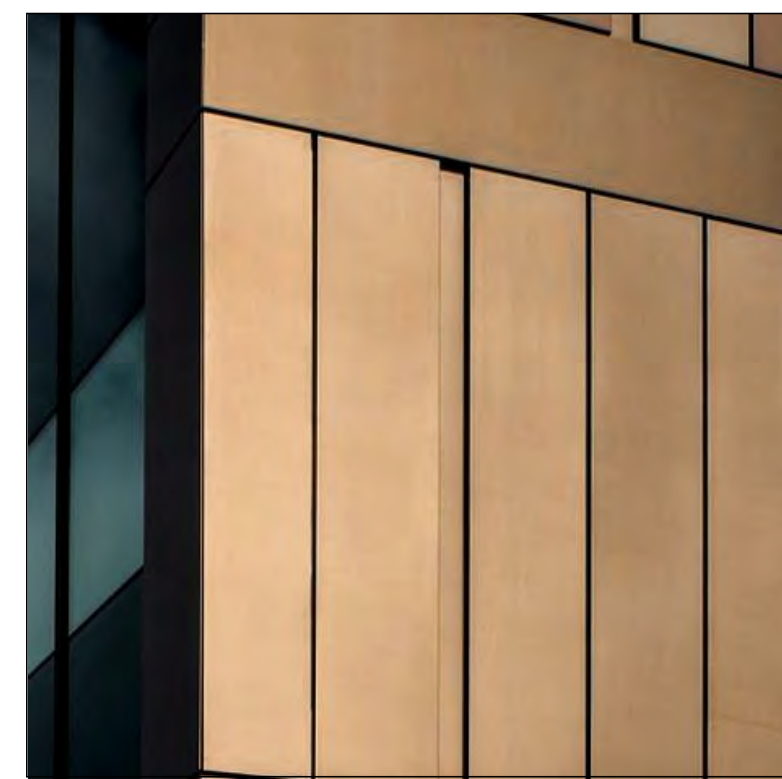
05. WINDOW WALL SYSTEM



02. GLAZED CONCRETE MASONRY UNIT



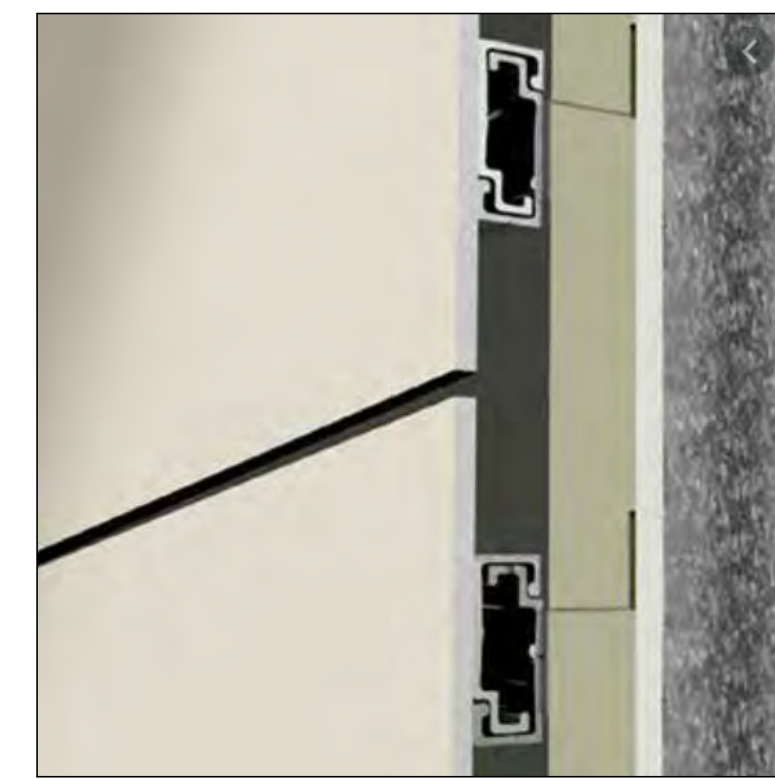
10. FOLDING GLASS DOOR SYSTEM



07. SOLID METAL PANEL



04. PERFORATED METAL SCREEN



01. ULTRA HIGH PERFORMANCE CONCRETE PANEL

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
ONE TWENTY ONE

Project Number
005.2878.000

Description
EXTERIOR MATERIALS

Scale
NOT TO SCALE

A5.01



RELEVANT GROUP

121 West 3rd Street Los Angeles, CA 90013

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

SALT

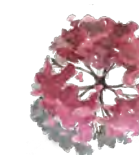
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Page No. 29 of 32
Case No. CPC-2021-3038-DB-SPR-HCA

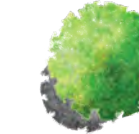
LEGEND

1. PERMEABLE PAVING
2. ACCENT PAVING
3. SIDEWALK
4. BUILT-IN PLANTER
5. LID PLANTER
6. PARKWAY
7. TREE GRATE
8. BENCH
9. TRASH RECEPTACLE
10. BIKE RACK
11. UTILITY
12. EXISTING STREET LIGHT TO REMAIN
13. EXISTING TRAFFIC LIGHT TO REMAIN
14. EXISTING FIRE HYDRANT TO REMAIN

TREE LIST



ALBIZIA JULIBRISSIN | SILK TREE



PLATANUS X ACERFOLIA | LONDON PLANETREE

SHRUB AND GROUNDCOVER LIST

- ARTEMIS ARBORESCENS | LARGE WORMWOOD
- BACCHARIS PILULARIS 'PIGEON POINT' | PIGEON POINT DWARF COYOTE BRUSH
- BOUTELOUA GRACILIS 'BLONDE AMBITION' | BLONDE AMBITION BLUE GRAMA
- CEONOTHUS GRISEUS VAR. HORIZONTALIS 'YANKEE POINT' |
YANKEE POINT CEANOTHUS
- LAVANDULA X INTERMEDIA 'PROVENCE' | PROVENCE FRENCH LAVENDER
- MYOPORUM PARVIFOLIUM 'FINE LEAF FORM' |
FINE-LEAF GROUNDCOVER MYOPORUM
- OLEA EUROPAEA 'MONTRA' | LITTLE OLIVE
- ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' |
HUNTINGTON CARPET ROSEMARY
- WESTRINGIA FRUTICOSA 'LOW HORIZON' | LOW HORIZON COAST ROSEMARY

LID PLANTING LIST

- CAREX TUMULICOLA | EUROPEAN GRAY SEDGE
- JUNCUS PATENS | CALIFORNIA GRAY RUSH
- LEYMUS CONDENSATUS 'CANYON PRINCESS' | CANYON PRINCESS WILD RYE
- MYRICA CALIFORNICA | PACIFIC WAX MYRTLE

HARLEM PLACE

SOUTH SPRING STREET

WEST 3RD STREET

3 PLATANUS X ACERFOLIA
36" BOX | LONDON PLANETREE

4 ALBIZIA JULIBRISSIN
36" BOX | SILK TREE

LIMIT OF WORK

10/6/2021 2:06:00 PM BIM:360/005.2878.000 - Relevant Group 121 West 3rd Street Los Angeles Architecture_121 West 3rd_R20.rvt

Date	Description
10/06/2021	100% ENTITLEMENT SET
10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

NOT FOR CONSTRUCTION

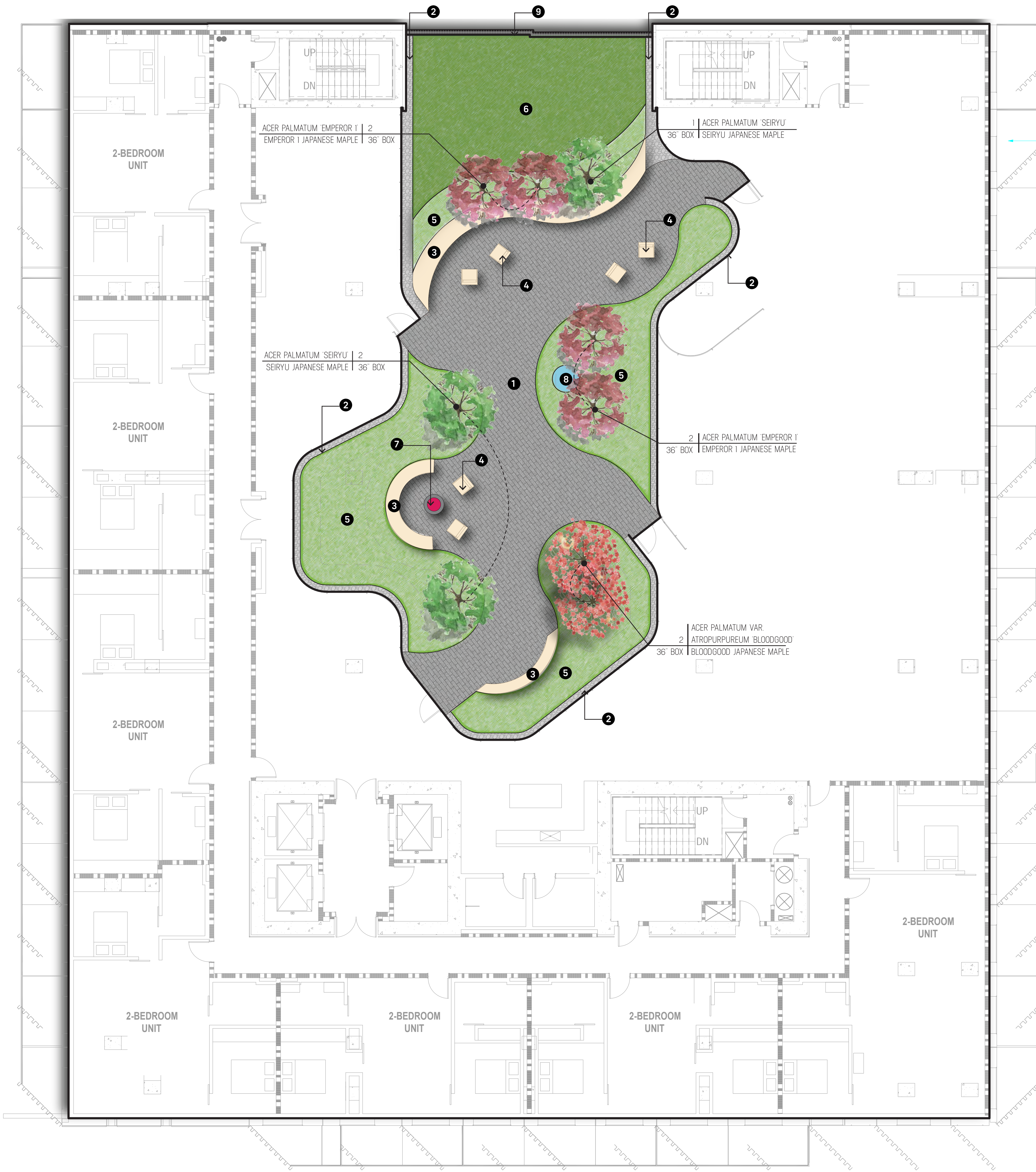
Project Name
121 W Third Street

Project Number
005.2878.000

Description
GROUND LEVEL SITE PLAN

Scale
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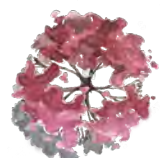


L1.11



LEGEND

1. PRE-CAST CONCRETE PAVERS
2. MAINTENANCE STRIP WITH GRAVEL
3. BUILT-IN BENCH
4. FURNITURE
5. STEEL PLANTER
6. LID PLANTER
7. FIRE PIT
8. WATER FEATURE
9. PARAPET

TREE LIST

-  ACER PALMATUM 'EMPEROR 1' | EMPEROR 1 JAPANESE MAPLE
-  ACER PALMATUM VAR. 'ATROPURPUREUM 'BLOODGOOD'' | BLOODGOOD JAPANESE MAPLE
-  ACER PALMATUM 'SEIRYU' | SEIRYU JAPANESE MAPLE

SHRUB AND GROUNDCOVER LIST

- ACACIA COGNATA COUSIN ITT 'ACCOGO1' | LITTLE RIVER WATTLE
- ASPARAGUS DENSILFORUS 'MYERS' | FOXTAIL FERN
- DIANELLA REVOLUTA 'LITTLE REV' | LITTLE REV FLAX LILY
- DRYOPTERIS ERYTHROSORA | JAPANESE SHIELD FERN
- FATSIA JAPONICA 'VARIEGATA' | VARIEGATED JAPANESE ARLIA
- HEUCHERA SPP | CORAL BELLS
- LIRIOPE MUSCARI | LILYTURF
- OPHIOPOGON JAPONICUS | MONDO GRASS
- PHILODENDRON X 'DANADU' | DANADU CUT-LEAF PHILODENDRON
- SANSEVIERIA TRIFASCIATA | SNAKE PLANT
- SEDUM REFLEXUM 'BLUE SPRUCE' | BLUE SPRUCE STONECROP
- TRACHELOSPERMUM JASMINOIDES | STAR JASMINE

LID PLANTING LIST

- CAREX TUMULICOLA | EUROPEAN GRAY SEDGE
- JUNCUS PATENS | CALIFORNIA GRAY RUSH
- LEYMUS CONDENSATUS 'CANYON PRINCESS' | CANYON PRINCESS WILD RYE
- MYRICA CALIFORNICA | PACIFIC WAX MYRTLE

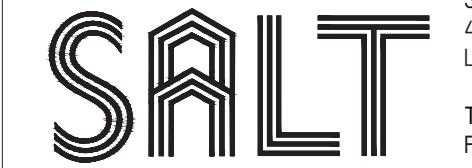
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Page No. 30 of 32
Case No. CPC-2021-3038-DB-SPR-HCA



121 West 3rd Street Los Angeles, CA 90013

Gensler

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Date	Description
1 10/06/2021	100% ENTITLEMENT SET
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Seal / Signature

NOT FOR CONSTRUCTION

Project Name
121 W Third Street

Project Number
005.2878.000

Description
PODIUM LEVEL SITE PLAN

Scale
1/8" = 1'-0"

L1.12



LEGEND

1. GLASS WALKWAY
2. PLANTING AREA
3. POOL
4. 18"H RAISED SPA
5. OUTDOOR SHOWER
6. OUTDOOR COOK CENTER
7. FIRE PIT LOUNGE
8. FIREPLACE
9. HANGING DAYBED
10. TRELLIS / OVERHANG
11. BUILT IN DAYBED
12. PAVING
13. FURNITURE
14. OUTDOOR FITNESS
15. POOL FENCE
16. TV / SCREEN

TREE LIST

- LAURUS NOBILIS | SWEET BAY
- PARKINSONIA X 'DESERT MUSEUM' | DESERT MUSEUM PALO VERDE
- ALOE BARBERAE | TREE ALOE

SHRUB AND GROUNDCOVER LIST

- ACHILLEA MILLEFOLIUM | COMMON YARROW
- ACHILLEA X 'MOONSHINE' | MOONSHINE YARROW
- AEONIUM ARBORESCENS 'TIP TOP' | TIP TOP AEONIUM
- AEONIUM 'SAUCER CUPS' | SAUCER CUP AEONIUM
- AGAVE 'BLUE FLAME' | BLUE FLAME AGAVE
- CEANOTHUS 'JOYCE CULTER' | JOYCE CULTER CEANOTHUS
- EUPHORBIA RIGIDA | SILVER SPURGE
- FESTUCA GLAUCA 'ELIJAH BLUE' | BLUE FESCUE
- LAVANDULA X INTERMEDIA 'PROVENCE' | PROVENCE FRENCH LAVENDER
- OLEA EUROPAEA 'MONTRA' | LITTLE OLIVE
- ROSMARINUS OFFICINALIS 'BARBEQUE' | BARBEQUE ROSEMARY
- ROSMARINUS OFFICINALIS 'TUSCAN BLUE' | TUSCAN BLUE ROSEMARY
- SALVIA CLEVELANDII | CLEVELAND SAGE
- SENECIO MANDRALISCAE | KLEINA
- SENECIO VITALIS | NARROW-LEAF CHALKSTICKS
- WESTRINGIA FRUTICOSA 'GEM VARIEGATED' | SORRENTO COAST ROSEMARY

EXHIBIT "A"

Page No. 31 of 32
Case No. CPC-2021-3038-DB-SPR-HCA



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Date	Description
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Seal / Signature

NOT FOR
CONSTRUCTION

Project Name
121 W Third Street

Project Number
005.2878.000

Description
ROOF LEVEL SITE PLAN

Scale
1/8" = 1'-0"

L1.13

GROUND LEVEL PLANTING PALETTE



ALBIZIA JULIBRISSIN SILK TREE



PLATANUS X ACERFOLIA LONDON PLANETREE



ARTEMISIA ARBORESCENS LARGE WORMWOOD



BACCHARIS PILULARIS PIGEON POINT PIGEON POINT DWARF COYOTE BRUSH



BOUTELOUA GRACILIS BLONDE AMBITION BLONDE AMBITION BLUE GRAMA



CEANOTHUS GRISEUS VAR. HORIZONTALIS YANKEE POINT YANKEE POINT CEANOTHUS



OLEA EUROPAEA MONTRA LITTLE OLIVE



ROSMARINUS OFFICINALIS HUNTINGTON CARPET HUNTINGTON CARPET ROSEMARY

GROUND LEVEL LID PLANTING



CAREX TUMULICOLA EUROPEAN GRAY SEDGE



JUNCUS PATENS CALIFORNIA GRAY RUSH



MYRICA CALIFORNICA PACIFIC WAX MYRTLE

GROUND LEVEL MATERIAL PALETTE



BROOM-FINISHED CONCRETE



ACCENT PAVING



VESTRE BIKE RACK



TREE GRATE



VESTRE TRASH RECEPTACLE



VESTRE AIR SEAT

PODIUM LEVEL PLANTING PALETTE



ACER PALMATUM VAR. ATROPURPUREUM BLOODGOOD BLOODGOOD JAPANESE MAPLE



ACER PALMATUM 'EMPEROR I' EMPEROR I JAPANESE MAPLE



ACER PALMATUM 'SEIRYU' SEIRYU JAPANESE MAPLE



ACACIA COGNATA COUSIN ITT 'ACCOGOT' LITTLE RIVER WATTLE



ASPARAGUS DENSIFLORUS 'MYERS' FOXTAIL FERN



DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY



FATSIA JAPONICA 'VARIEGATA' VARIEGATED JAPANESE ARALIA



LIRIOPE MUSCARI 'LILYTURF' LILYTURF



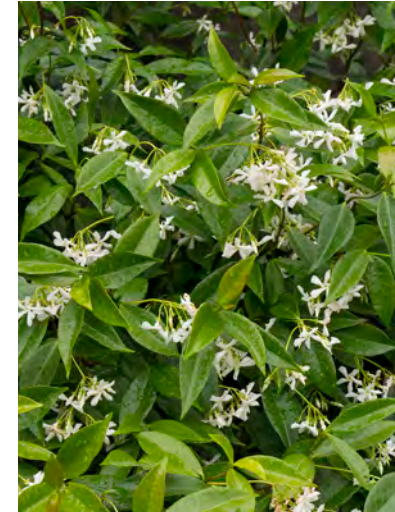
OPHIOPOGON JAPONICUS MONDOO MONDOO GRASS



PHILODENDRON X 'DANADU' DANADU CUT-LEAF PHILODENDRON



SANSEVIERIA TRIFASCIATA SNAKE PLANT



TRACHELOSPERMUM JASMINOIDES STAR JASMINE

PODIUM LEVEL LID PLANTING



CAREX TUMULICOLA EUROPEAN GRAY SEDGE



JUNCUS PATENS CALIFORNIA GRAY RUSH



MYRICA CALIFORNICA PACIFIC WAX MYRTLE

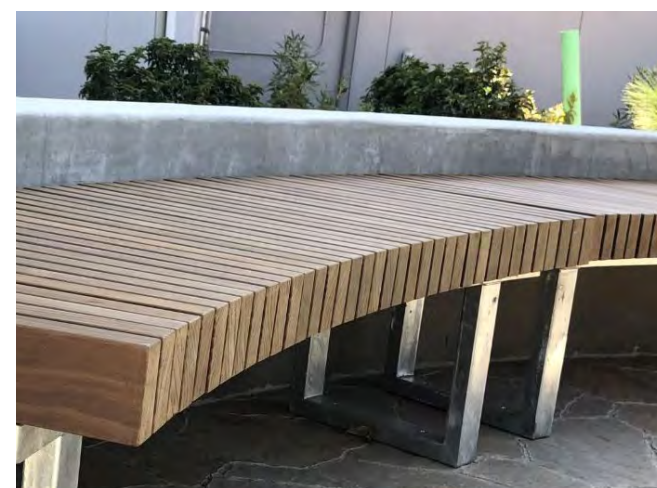
PODIUM LEVEL MATERIAL PALETTE



GRAVEL AT BUILDING EDGE



PRE-CAST CONCRETE PAVERS



BENCH



PRECAST CONCRETE FIREPIT BY LUMACAST

ROOF LEVEL PLANTING PALETTE



ALOE BARBERAE TREE ALOE



PHOENIX X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE



LAURUS NOBILIS SWEET BAY



ACHILLEA X MOONSHINE MOONSHINE ACHILLEA



AGAVE 'BLUE FLAME' BLUE FLAME AGVE



EUPHORBIA RIGIDA SILVER SPURGE



LAVANDULA X INTERMEDIA 'PROVENCE' PROVENCE FRENCH LAVENDER



OLEA EUROPAEA 'MONTRA' LITTLE OLIVE



SALVIA CLEVELANDII CLEVELAND SAGE



SENECIO VITALIS NARROW-LEAF CHALKSTICKS



ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY



WESTRINGIA FRUTICOSA 'GEM VARIEGATED' SORRENTO COAST ROSEMARY

ROOF LEVEL MATERIAL PALETTE



PRECAST CONCRETE FIREPIT BY LUMACAST



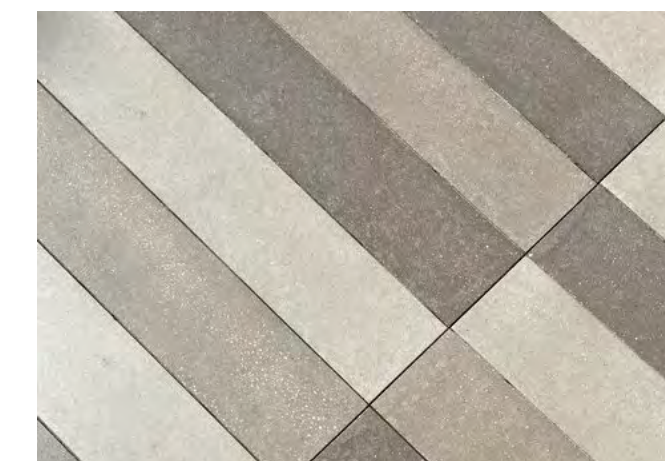
DAYBED



SWING BY LOLL



LOUNGE CHAIR BY LOLL



LINEAR PAVING VARIATION



OVERHEAD TRELLIS



RELEVANT

121 West 3rd Street Los Angeles , CA 90013

Gensler

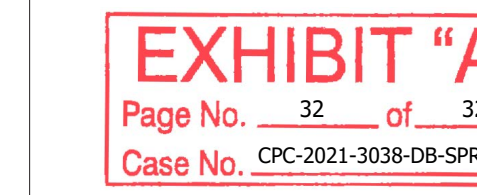
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SALT-LA.COM

Date	Description
10/06/2021	100% ENTITLEMENT SET
10/29/2021	100% ENTITLEMENT SET UPDATE



Seal / Signature

NOT FOR CONSTRUCTION

Project Name
121 W Third Street

Project Number
005.2878.000

Description
MATERIAL AND PLANTING PALETTES

Scale
NTS

L1.14

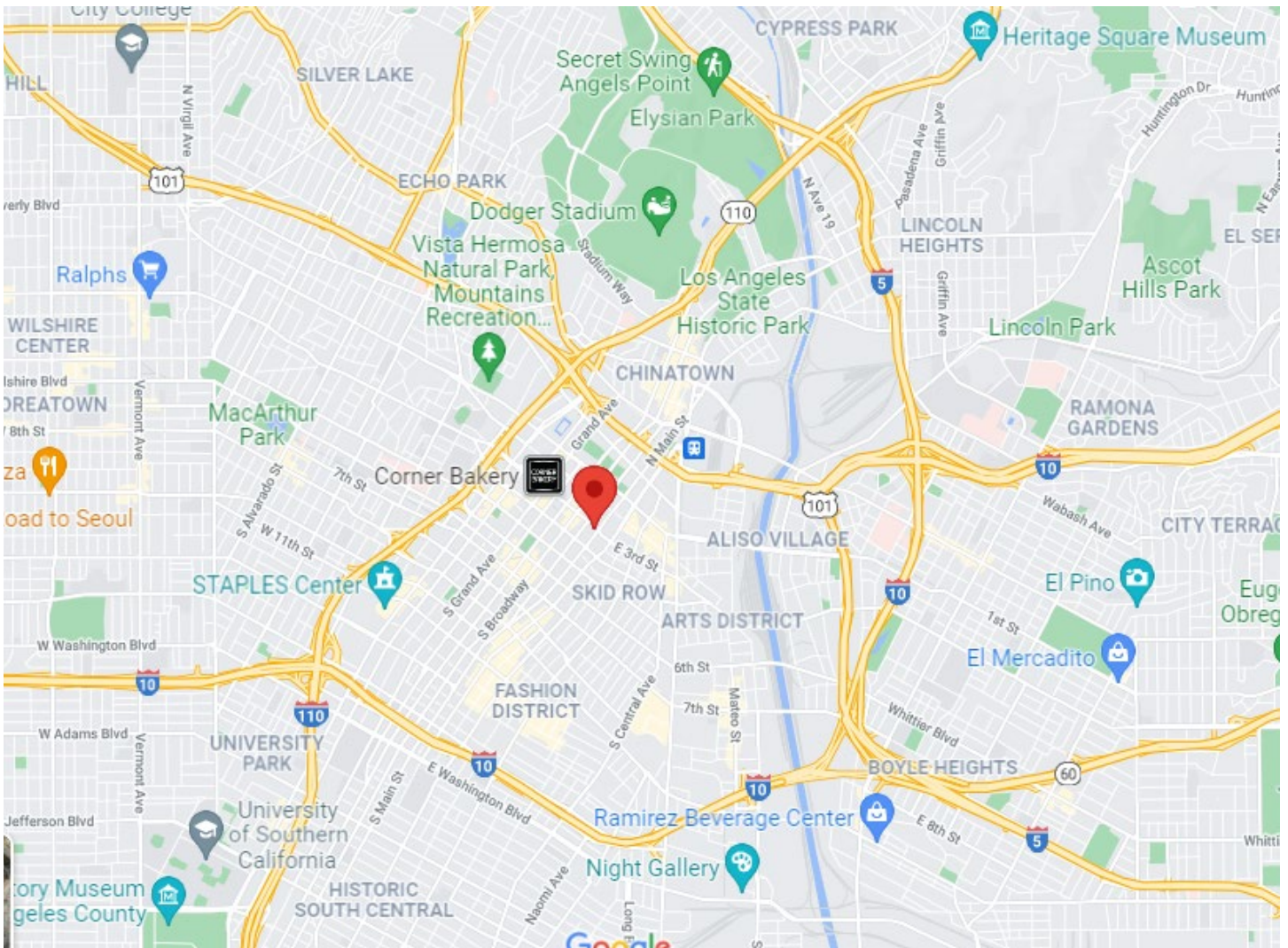
Exhibit B

Maps

Maps

Map 1

Vicinity Map



Map 2

Radius Map



Exhibit C

Environmental Documents

COUNTY CLERK'S USE

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CPC-2021-3038-DB-SPR-HCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2021-3039-CE

PROJECT TITLE

Density Bonus and Site Plan Review

COUNCIL DISTRICT

14

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

Map attached.

121 West 3d Street, 252 South Spring Street, and 244-246 South Spring Street

PROJECT DESCRIPTION:

Additional page(s) attached.

The proposed project is the demolition of existing site improvements and the construction, use, and maintenance of a new, 15-story, 195-foot high and 243,973 square-foot mixed-use building with 331 dwelling units, including 37 dwelling units set aside for Very Low Income Households (or 11% of the total units). The building will be constructed with one (1) level of subterranean parking with 31 commercial parking spaces, one (1) at-grade level with the residential lobby and three (3) commercial tenant spaces totaling approximately 6,350 square feet, 13 residential levels above, and a rooftop level with the resident pool fitness center and lounge. The project includes 60 studio units, 216 one-bedroom units, 55 two-bedroom units and 34,475 square feet of open space for residents.

NAME OF APPLICANT / OWNER:

Grant King, Relevant Living, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Alex Truong

(AREA CODE) TELEPHONE NUMBER

213-978-3308

EXT.

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

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

CEQA Guideline Section(s) / Class(es) **15332, Class 32**

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

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

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

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Alexander Truong

ALEXANDER TRUONG

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Density Bonus and Site Plan Review

FEE:

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019



FINDINGS SUPPORTING A CATEGORICAL EXEMPTION

121 W. 3rd Street Project

Case Number: ENV-2021-3039-EAF

Project Location: 121 West 3rd Street, 252 South Spring Street, and 244-246 South Spring Street, Los Angeles California 90012 and 90013

Community Plan Area: Central City

Council District: 14 - Kevin de León

Project Description: The 121 W. 3rd Street Project (the Project) would include clearing of the existing surface parking lot and the construction of a new mixed-use building containing 331 residential dwelling units, 37 of which (11 percent of the total units) would be restricted to Very-Low Income Households, and approximately 6,350 square feet of ground-floor commercial uses. The proposed building would be approximately 243,973 square feet in size and would include 15 stories with a maximum height of 195 feet exclusive of rooftop appurtenances, railings/guardrails, stair and elevator shafts, and/or roof projections. The Project would include a total of 31 vehicular parking spaces in one level of subterranean parking containing and would provide bicycle parking spaces pursuant to the City's Bicycle Ordinance. The Project includes 34,475 square feet of open space consisting of 11,750 square feet of private balconies, 8,618 square feet of indoor common space and 14,107 square feet of outdoor common space at the 2nd level courtyard and amenity deck levels. In order to permit development of the Project, the City would require approval of the following discretionary actions: (1) Density Bonus with an Off-Menu Incentive for an increase of 48 percent in the allowable Floor Area Ratio for a total of 8.87:1 in lieu of the otherwise permitted 6:1 under the City Center Redevelopment Plan Area; and an Off-Menu Incentive for an increase in height to permit a maximum building height of 195 feet; and a Waiver of a Development Standards to eliminate the requirement of automobile parking for residential uses; (2) Site Plan Review ; and (3) Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation/shoring permits, building permits, and sign permits in order to execute and implement the Project.

PREPARED FOR:

The City of Los Angeles, Department of City Planning

PREPARED BY:

EcoTierra Consulting, Inc.

APPLICANT:

Relevant Living, LLC

November 2021

121 W. 3rd Street Project

Case Number: ENV-2021-3039-EAF

**121 West 3rd Street, 252 South Spring Street and 244-246 South Spring Street
Los Angeles California 90012 and 90013**

FINDINGS SUPPORTING A CATEGORICAL EXEMPTION

PREPARED FOR:

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

APPLICANT:

Relevant Living, LLC

PREPARED BY:

EcoTierra Consulting, Inc.
633 W. 5th Street, 26th Floor
Los Angeles, CA 90071

November 2021

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Appendix C	AQ GHG Energy Assessment
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I. INTRODUCTION

The subject of this document is the proposed 121 W. 3rd Street Project (the “Project”) at 121 W. 3rd Street, 252 South Spring Street, and 244-246 South Spring Street in downtown Los Angeles (the “Project Site”). The Project would include clearing of the existing surface parking lot and the construction of a new mixed-use building containing 331 residential dwelling units, 37 of which (11 percent) would be restricted to Very-Low Income Households, and approximately 6,350 square feet of ground-floor commercial uses. The Project is discussed in further detail in Section II, Project Description. The Project Site is located within the Central City Community Plan Area of the City of Los Angeles (the “City”). The City of Los Angeles Department of City Planning is the Lead Agency under the California Environmental Quality Act (CEQA).

1. PROJECT INFORMATION

Project Title: 121 W. 3rd Street Project

Project Applicant: Relevant Living, LLC

Project Location: 121 W. 3rd St., 252 S. Spring St., and 244-246 S. Spring St.
Los Angeles California 90012 and 90013

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

2. ORGANIZATION OF THIS DOCUMENT

This document is organized as follows:

Introduction: This section provides introductory information such as the Project title, the Project Applicant, and the designated Lead Agency for the proposed Project.

Project Description: This section provides a detailed description of the proposed Project including the environmental setting, Project characteristics, and environmental clearance requirements.

Categorical Exemption Analysis: This section contains a consistency analysis of the Project with the appropriate Categorical Exemption class and demonstrates that exclusions to a Categorical Exemption are not applicable to this Project.

II. PROJECT DESCRIPTION

1. PROJECT SUMMARY

The Project includes clearing of the existing surface parking lot and the construction of a new mixed-use building containing 331 residential dwelling units, 37 of which (11 percent) would be restricted to Very-Low Income Households, and approximately 6,350 square feet of ground-floor commercial uses. The proposed building would be approximately 243,973 square feet in size and would include 15 stories with a maximum height of 195 feet exclusive of rooftop appurtenances, railings/guardrails, stair and elevator shafts, and/or roof projections. The Project would include a total of 31 vehicular parking spaces in one level of subterranean parking containing and would provide 182 bicycle parking spaces including 162 long-term and 20 short-term spaces. The Project includes 34,475 square feet of open space consisting of 11,750 square feet of private balconies, 8,618 square feet of indoor common space and 14,107 square feet of outdoor common space at the 2nd level courtyard and amenity deck levels for a total of 22,725 square feet of common open space, of which 25 percent of the outdoor common space, 3,527 square feet, will be planted as required per LAMC Section 12.21 G.2 (a)(3).

2. ENVIRONMENTAL SETTING

a) Project Location

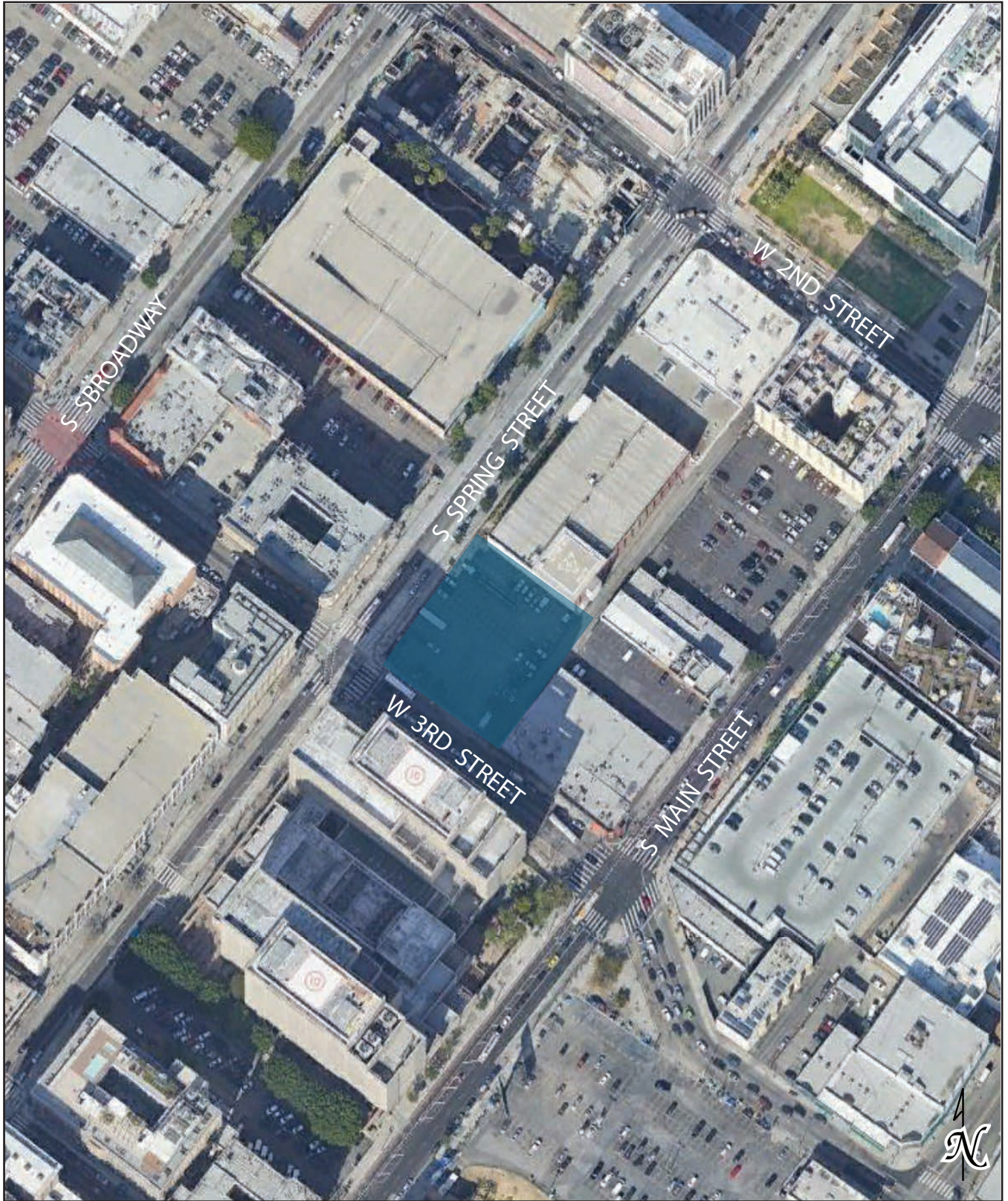
The Project includes three parcels located at 121 W. 3rd Street, 252 S. Spring Street, and 244-246 S. Spring Street in the downtown community of the City of Los Angeles (the “City”) and is associated with Assessor Parcel Numbers 5149-007-007 and 5149-007-001. The pre-dedicated lot area of the Project Site is approximately 0.63 acre (27,520 square feet) and is located at the eastern corner of W. 3rd Street and S. Spring Street (see **Figures II-1, Regional Vicinity and Project Location Map** and **II-2, Aerial View of Project Site**). The Project Site fronts approximately 154 feet along the northerly side of W. 3rd Street and approximately 177 feet along the easterly side of Spring Street; the Project Site also fronts the alley Harlem Place. The Project Site is currently developed as a paved surface parking lot.

Regional access to the Project Site is provided by the Santa Ana / Hollywood Freeway (“US-101”), approximately 0.47 mile to the northeast and the Harbor Freeway (“SR-110”), approximately 0.61 mile to the northwest. Local access to the Project Site is provided by Spring Street, W. 3rd Street, and S. Main Street.



Project Site
 Source: OpenStreetMaps, July 2021.

Figure II-1
 Regional Vicinity and Project Location Map



■ Project Site

Source: Google Earth, July 2021.

Figure II-2
Aerial Photograph of the Project Site

Along S. Spring Street, Metro Buses (Lines 40, 45, 83, and 92) provide local and regional bus service within and to and from downtown; along S. Broadway, Metro Buses (Lines 2, 4, 30, 40, and 45) provide local and regional bus service within and to and from downtown. The Project Site is also located approximately 1,500 feet from Pershing Square Station, where both the Metro B Line (Red) and Metro D Line (Purple) are available, and less than half a mile from Union Station at the intersection of North Alameda Street and East Cesar E Chavez Avenue. Additionally, the future Historic Broadway light rail subway station, located at the southeast corner of 2nd Street and Broadway, is under construction and will be part of the Regional Connector, planned to be operational in 2022. The Historic Broadway station will be approximately 750 feet northwest of the Project Site.

b) Existing Conditions

The Project Site is currently developed as a surface parking lot, is entirely paved with hardscape and does not contain any vegetation, planters, or trees. See **Figure II-3, Views of the Project Site**. The Project Site is located within the Central City Community Plan (“Community Plan”) and is designated for Regional Center Commercial land uses by the Community Plan; the corresponding zones for the Regional Center Commercial Designation include CR, C1.5, C2, C4, C5, R3, R4, R5, RAS3 and RAS4.

The Project Site is zoned [Q]C4-4D where Q condition restricts the height of development to 150 feet with unlimited number of stories, and the D limitation restricts the overall FAR of the Property to 6:1. The C4-4D zone permits both commercial and residential uses. Residential uses are permitted at one dwelling unit per 400 square feet of lot area. However, for developments combining residential and commercial uses in the Central City Community Plan Area or within a designated Regional Center Commercial area, residential uses may be calculated at R5 density, or 1/200 square feet. Notwithstanding the above density provisions, unlimited density is permitted because the Project Site within the Greater Downtown Housing Incentive Area.

The Project Site is located within the boundaries of the Greater Downtown Housing Incentive Area (GDHIA), the City Center Redevelopment Project Area, a State Enterprise Zone, a Transit Priority Area, and is designated Tier 4 within the Transit Oriented Communities (TOC) program.



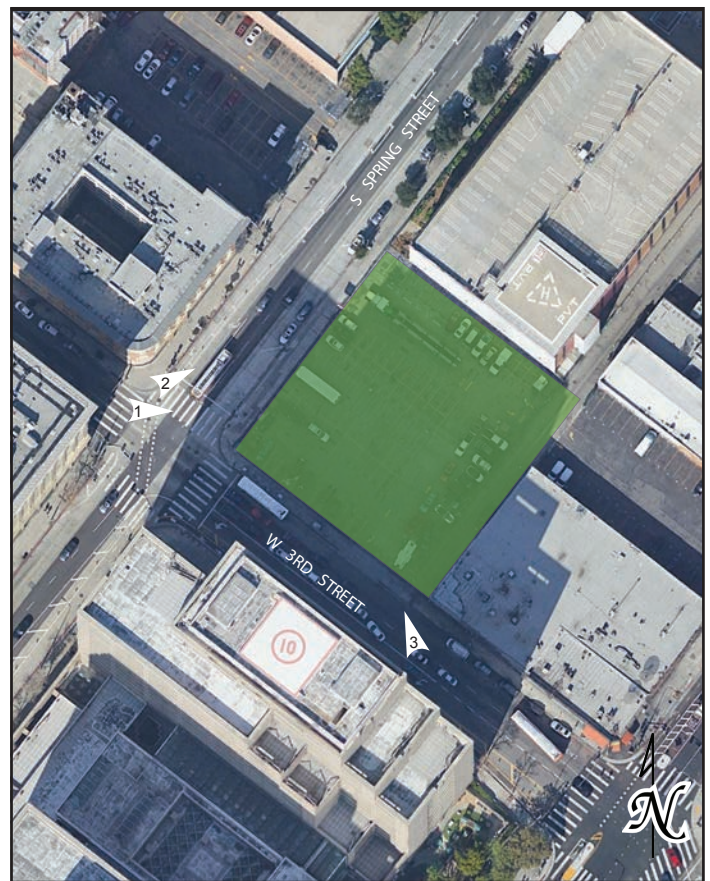
View 1: View looking east from the intersection of S. Spring Street and W. 3rd Street towards the Project Site.



View 2: View looking northeast from FS. Spring Street towards the Project Site.



View 3: View looking north from W. 3rd Street towards the Project Site.



PROJECT SITE
PHOTO LOCATION MAP

Source: GoogleEarth, July 2021.

Figure II-3
Views of the Project Site
Views 1, 2, and 3

Within the Project Site area, the City's Mobility Plan 2035 classifies W. 3rd Street adjacent to the Project Site as Avenue III and Spring Street adjacent to the Project Site as Avenue II.¹ The City's Mobility Plan 2035 designates Spring Street with a Tier 1 Protected Bicycle Lane.²

c) Surrounding Land Uses

The Project is located in the downtown community of the City. The adjacent lots to the north, west and east of the Project Site are also zoned [Q]C4-4D. The Project Site is adjacent to a mixed-use condominium building across Spring Street, a commercial office building across W. 3rd Street, and a commercial building across Harlem Place. Immediately to the north, the property is developed with a surface parking lot. To the west (across Spring Street), the property is developed with a multi-family residential building that is designated as a Los Angeles Historic Cultural Monument (No. 966). To the east, (across an alley) the properties are developed with commercial uses. Across the street to the south, the property is zoned [Q]PF-4D and developed with a government office building.

3. PROJECT CHARACTERISTICS

a) Project Overview

The Project includes the removal of the existing surface parking lot construction of a new mixed-use building containing 331 residential dwelling units, 37 of which (11 percent) would be restricted to Very-Low Income Households, and approximately 6,350 square feet of ground-floor commercial uses. The proposed building would be approximately 243,973 square feet in size, resulting in a floor area ratio (FAR) of 8.87:1. The Project would include 15 stories with a maximum height of 195 feet exclusive of rooftop appurtenances, railings/guardrails, stair and elevator shafts, and/or roof projections.

The Project's ground floor would feature a lobby/reception area with access to the building's leasing office and mail room for residents with frontage along 3rd Street. Approximately 6,350 square feet of commercial spaces would be located on the ground floor with frontage along Spring Street. Building support spaces as well as the entrance to the subterranean parking area would be located on the ground level with access from the alley along the rear property line, Harlem Place.

¹ *City of Los Angeles, Department of City Planning, General Plan 2035 Mobility Plan, Map A5, September 2016.*

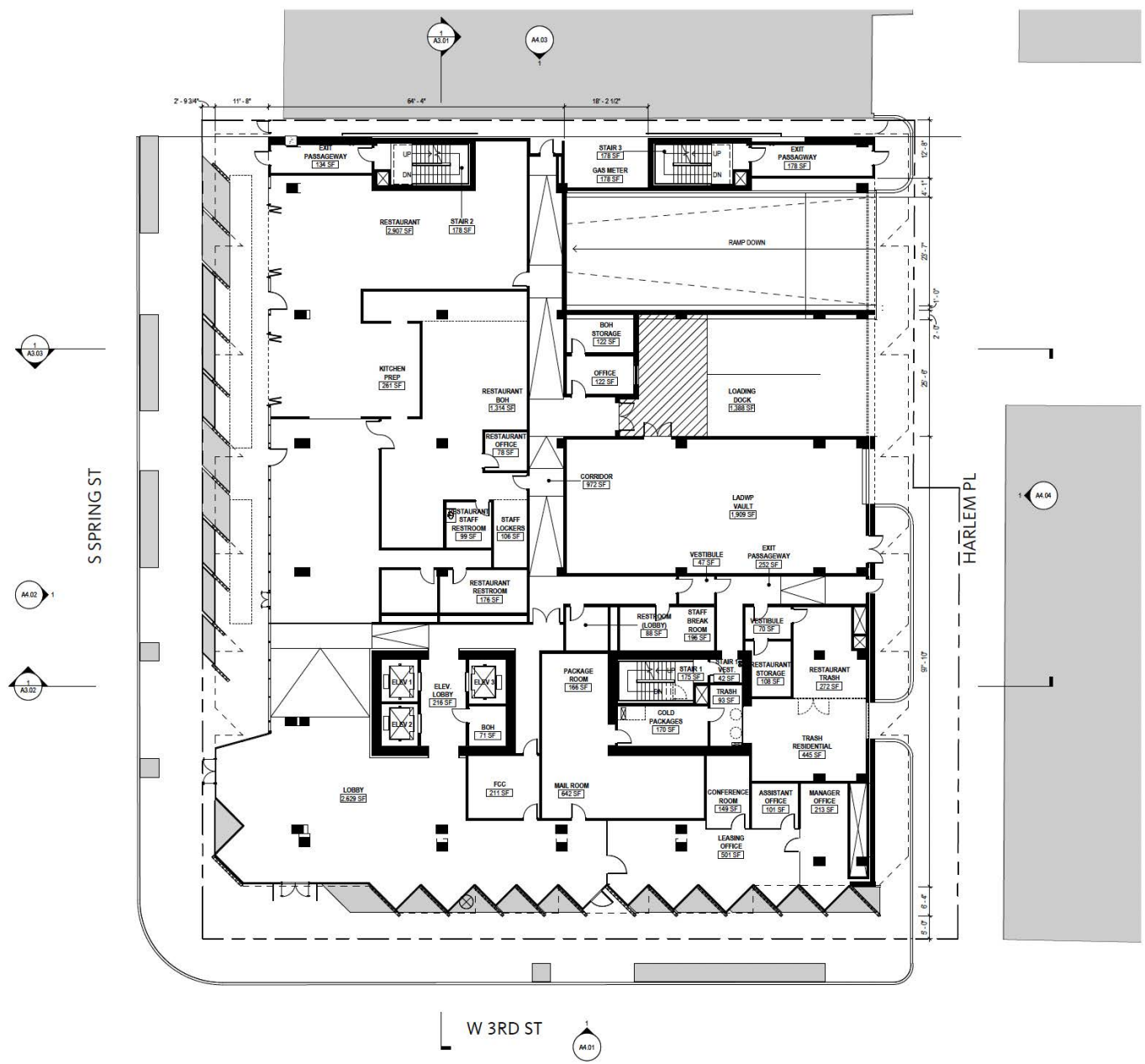
² *City of Los Angeles, Department of City Planning, General Plan 2035 Mobility Plan, Map D1, September 2016.*

The Project's 331 residential units would include 60 studio units, 216 one-bedroom units, and 55 two-bedroom units, located on levels 2 through 15 of the building. From the second floor and above, the building would form a "U" shape around an internal courtyard open to the sky. A second-floor courtyard would feature residential amenities including landscape and seating areas. The building would also include a roof deck with resident amenity spaces including lounge areas, a fitness room, a pool, patio area, and common restrooms. The entire roof would be designated for passive lounge and recreation activity. Approximately 235 of the residential units would have private balconies.

A total of 31 vehicular parking spaces for the Project would be provided on one subterranean level, accessed from a ramp via Harlem Place. The Project would provide bicycle parking spaces pursuant to the City's Bicycle Ordinance. Long-term bicycle parking would be provided on the ground floor level, with short-term bicycle parking located in the public right-of-way on 3rd Street. Project floor plans are shown on **Figures II-4 through II-9**.

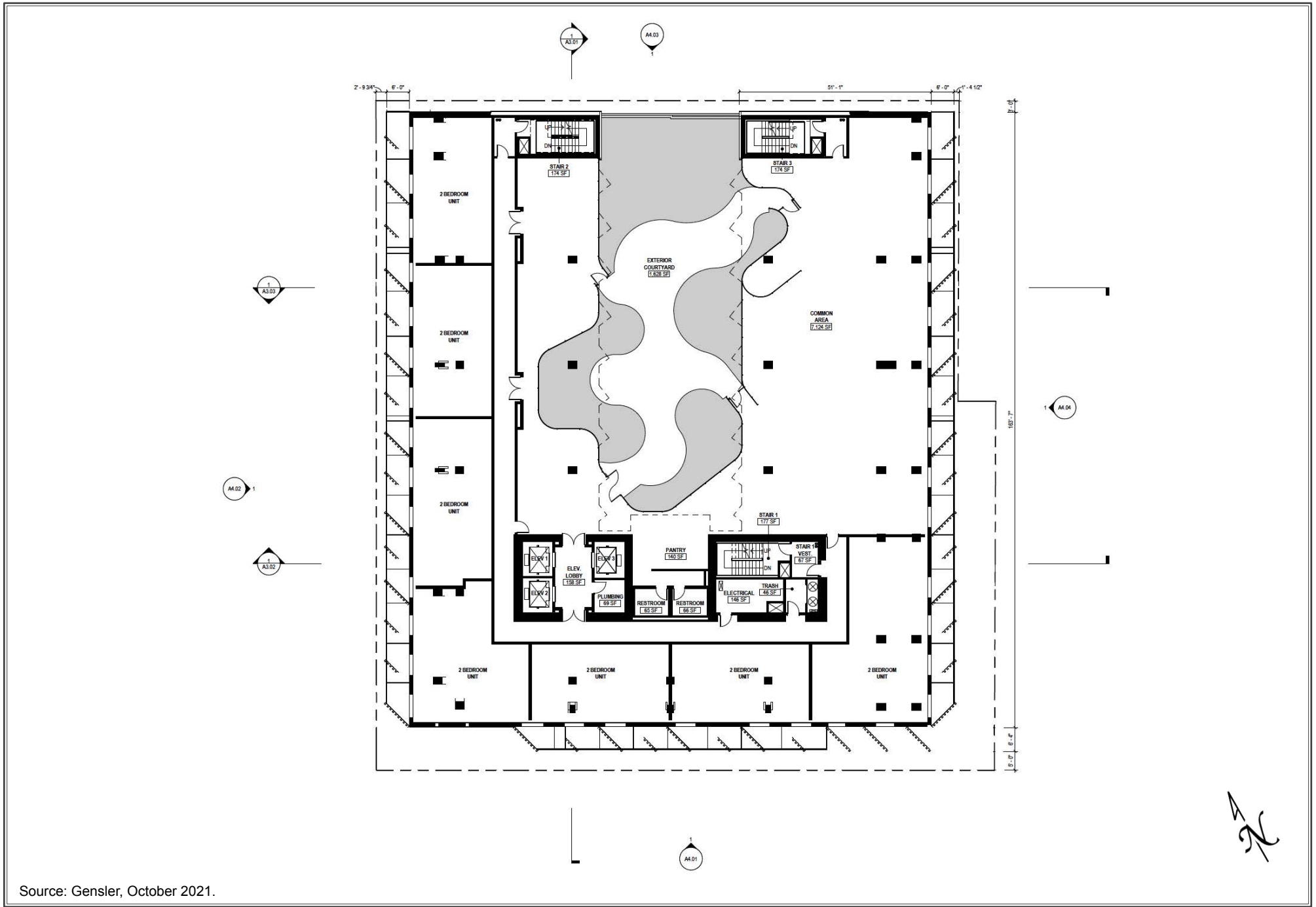
b) Design and Architecture

In accordance with the spirit and intent of the Central City Community Plan, Downtown Design Guide, and Citywide Design Guidelines, the building provides a variety of architectural materials and building planes, with special attention to create a pedestrian-scaled project at the street level. The Project's design alternates different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades. Landscaping around the building will include a mix of ground cover and trees to complement the architecture. Plant material has been selected for temperature hardiness and low water use. See **Figures II-10 through II-11** for the Project's renderings.



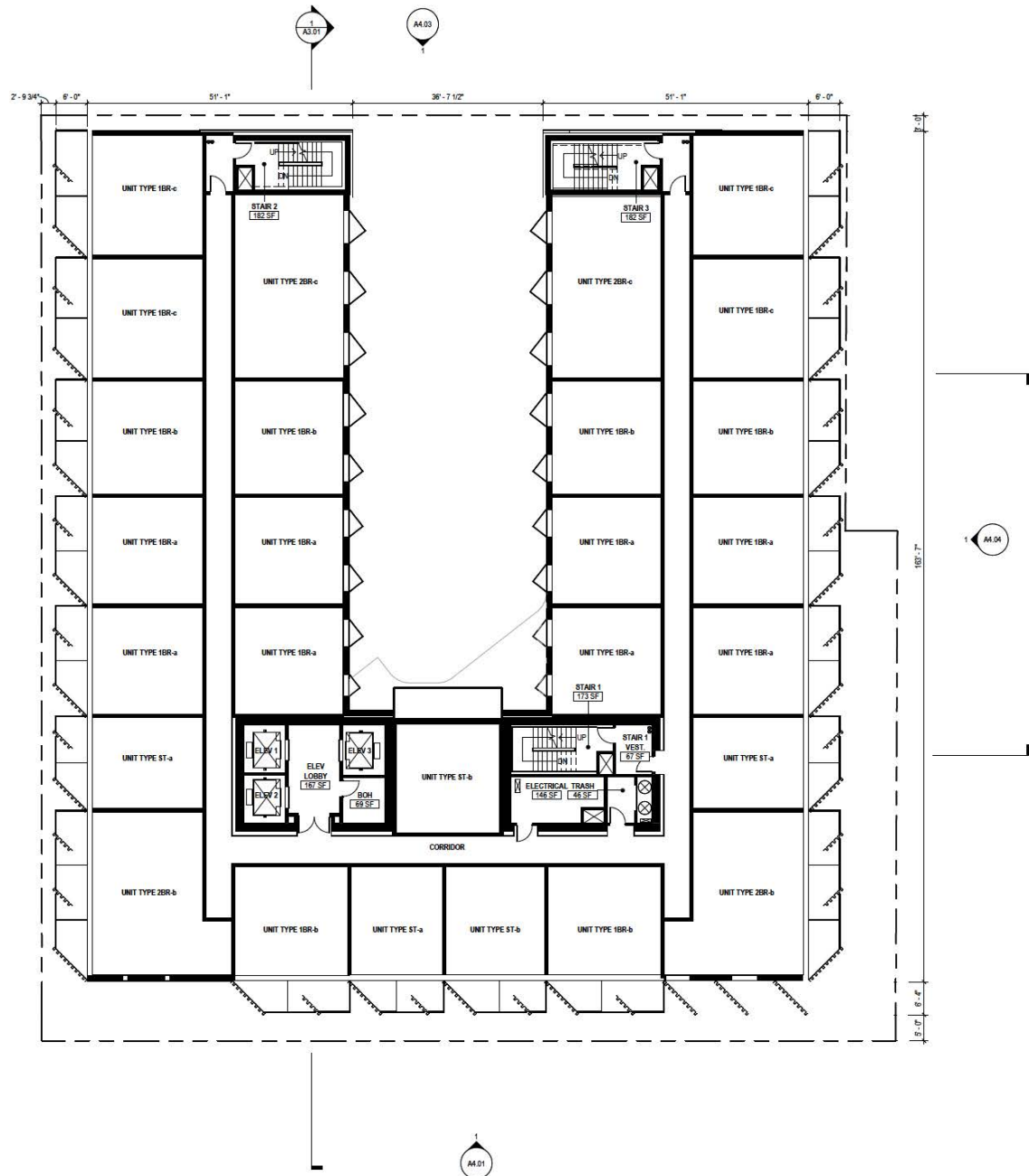
Source: Gensler, October 2021.

Figure II-5
Floor Plan – Level 01



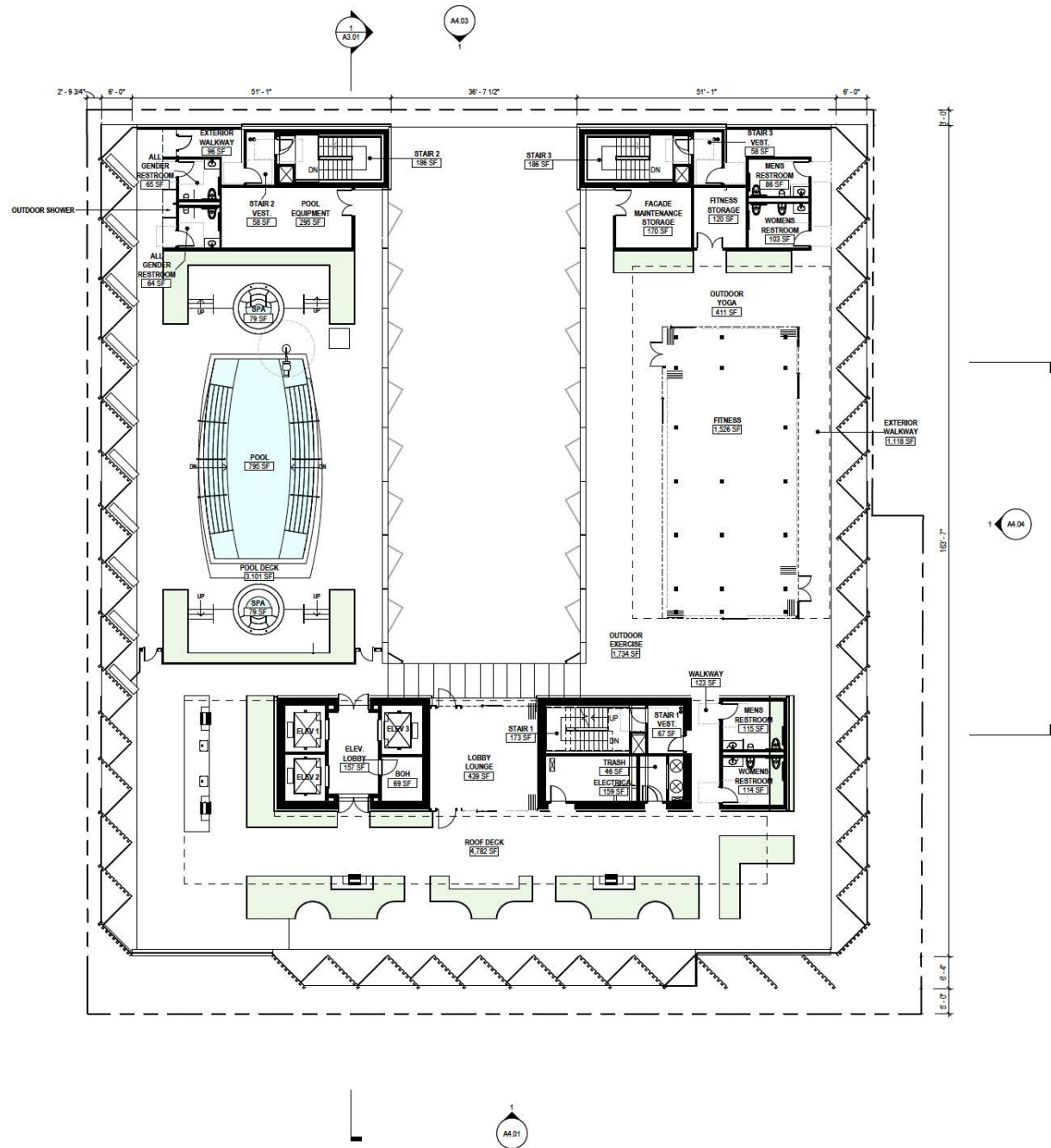
Source: Gensler, October 2021.

Figure II-6
Floor Plan – Level 02



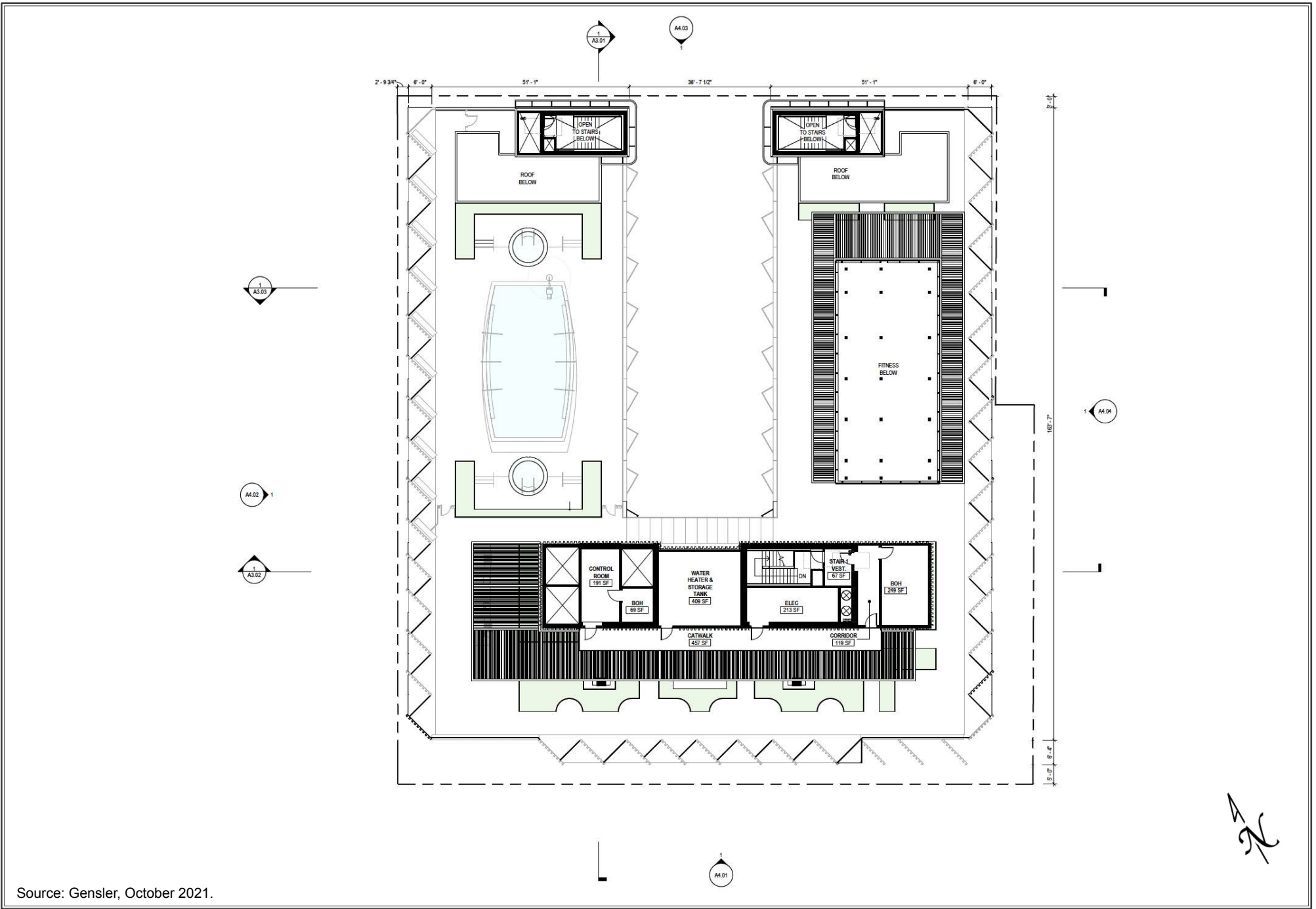
Source: Gensler, October 2021.

Figure II-7
Floor Plan – Levels 03-14



Source: Gensler, October 2021.

Figure II-8
Floor Plan – Level 15 Roof Deck



Source: Gensler, October 2021.

Figure II-9
Floor Plan – Penthouse Level



VIEW FROM SPRING STREET LOOKING NORTHEAST

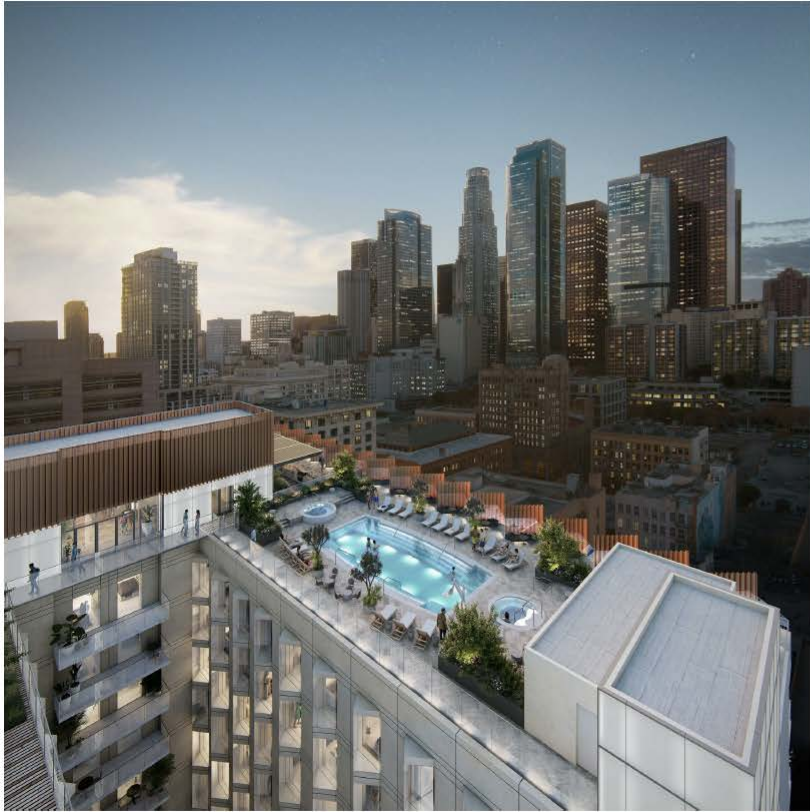


VIEW FROM SPRING STREET LOOKING SOUTHWEST



VIEW FROM 3RD STREET LOOKING NORTHWEST

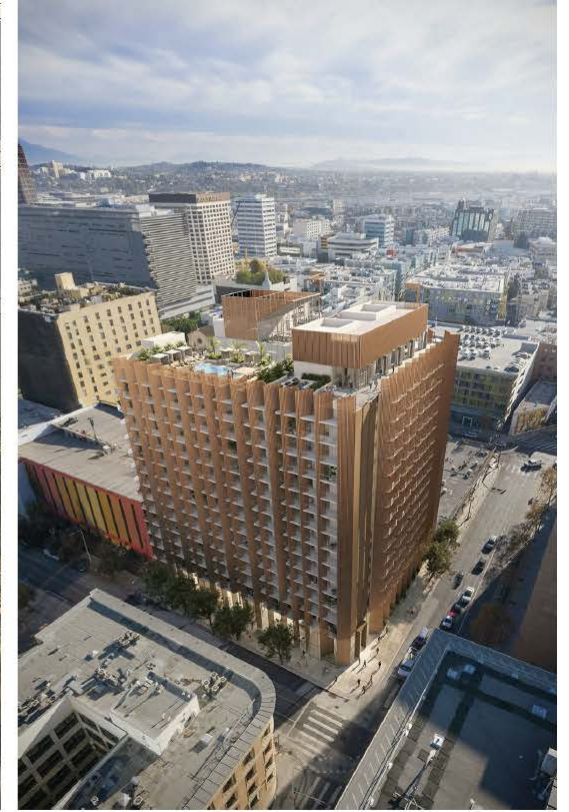
Source: Gensler, October 2021.



AERIAL LOOKING SOUTHWEST



VIEW OF COURTYARD



AERIAL VIEW LOOKING EAST

Source: Gensler, October 2021.

c) Open Space and Landscaping

The Project’s required open space was calculated pursuant to LAMC Section 12.21.G, based on the size and number of dwelling units. As described above, the Project proposes 331 residential units. For each unit with less than three habitable rooms, 100 square feet of open space is required and for each unit with three habitable rooms, 125 square feet of open space is required. Thus, a total of 34,475 square feet of open space is required for this Project. The Project would provide 34,475 square feet of open space consisting of 11,750 square feet of private balconies, 8,618 square feet of indoor common space and 14,107 square feet of outdoor common space at the 2nd level courtyard and amenity deck levels for a total of 22,725 square feet of common open space. In conformance with LAMC Section 12.21.G, 25 percent of the provided common open space would be landscaped, or a minimum of 3,527 square feet.

The Project would require planting of 83 trees based on a ratio of 4 trees per unit. As part of the Project’s landscaping plan, the Project proposes 37 new on-site trees to be accommodated at the ground floor, 2nd floor courtyard and rooftop deck, the subject request includes the utilization of Ordinance No. 185,573 for an in-lieu fee for the provision of the remainder of the 46 trees to meet the required 83 trees.

d) Access, Circulation, and Parking

Pedestrian access would be available to ground floor lobby/reception area, leasing office, and mail room for residents from the Project’s 3rd Street frontage. The ground floor commercial space would front along Spring Street and would provide pedestrian access along that street at grade. Vehicular access to the subterranean parking level, as well as the loading area for the building would be located off of Harlem Place.

The Downtown Parking District does not require provision of vehicular parking for commercial uses of less than 7,500 square feet. The Project includes 6,350 square feet and thus does not require parking for the commercial uses. Pursuant to the Central City Parking Ordinance, LAMC Section 12.21 A.4(p), the Project is required to provide 0.5 spaces per residential unit, for a total of 166 vehicular parking spaces. The Project is pursuing a Waiver of a Development Standards to eliminate the requirement of automobile parking for residential uses. The Project proposes to provide a total of 31 vehicular parking spaces in one subterranean level.

Pursuant to LAMC Section 12.21 A.16.(a)(1)(i), the Project is required to provide 162 long-term bicycle parking spaces and 20 short-term bicycle parking spaces for the Project. As required, the Project would provide 182 bicycle parking spaces including 162 long-term and 20 short-term spaces; approximately 45 of these spaces would be provided

in the subterranean parking level, approximately 120 bicycle spaces would be provided inside the building on the ground floor, and approximately 20 spaces would be provided outside on the ground level.

e) Lighting and Signage

New Project signage would be used for building identification, wayfinding, and security. Exterior lights would be wall- or ground-mounted and shielded away from adjacent properties. Building security lighting would be used at all entry/exits and would remain on from dusk to dawn but would be designed to prevent light trespass onto adjacent properties.

f) Site Operation and Security

Given the residential uses on the Project Site, the Project would operate 24 hours per day. The Project would provide security features including, but not limited to, controlled access and video surveillance.

g) Sustainability Features

The Project would be compliant with the Los Angeles Green Building Code and California Energy Code/Title 24 requirements, and would include, but not be limited to, the following features:

- Energy efficient elevator(s);
- Low-flow faucets, shower heads, and toilets;
- Energy efficient mechanical systems;
- Energy efficient glazing and window frames; and
- Energy efficient lighting.

As also required by the City Building Code, the proposed building would provide space to accommodate future rooftop solar panels and conduit for on-site electric automobile charging stalls, which would be provided in the parking garage.

h) Anticipated Construction Schedule

The Project would be constructed over approximately 16 months. Construction activities would include removal of surface parking lot, excavation, grading, foundation, construction of the concrete structure, modular installation, and finishing. Removal of the existing surface parking lot is anticipated to start in the first quarter of 2022, and construction completion and occupancy is anticipated in the third quarter of 2023. The Project is expected to remove approximately 30,000 square feet of existing asphalt

pavement and to export approximately 55,000 cubic yards of soil for subterranean parking excavation.

4. REQUESTED PERMITS AND APPROVALS

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

- (1) Density Bonus (DB), pursuant to LAMC Section 12.22 A.25, to permit a Project having 331 residential dwelling units, including 37 units (11 percent of the total proposed units) reserved for Very Low Income households, with the following incentives:
 - Off-Menu Incentive, for an increase of 48 percent in the allowable Floor Area Ratio for a total of 8.87:1 in lieu of the otherwise permitted 6:1 under the City Center Redevelopment Plan Area;
 - Off-Menu Incentive, for an increase in height to permit a maximum building height of 195 feet, exclusive of rooftop railings/guardrails, stair and elevator shafts, and/or other allowable roof projections, in lieu of the otherwise permitted 150 feet by Q Condition per Ordinance No. 164307-SA555;
 - A Waiver of a Development Standards, to eliminate the requirement of automobile parking for residential uses;
- (2) Site Plan Review (SPR), pursuant to LAMC Section 16.05, for a development project that results in an increase of 50 or more dwelling units and/or guest rooms; and
- (3) Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation/shoring permits, building permits, and sign permits in order to execute and implement the Project.

5. ENVIRONMENTAL REVIEW

As demonstrated in the following Section III, Categorical Exemption Analysis, this Project has been determined to qualify as a Class 32 In-Fill Development Project, which is a categorical exemption under CEQA.

III. CATEGORICAL EXEMPTION ANALYSIS

1. EXEMPTION

The Project qualifies for a Class 32 – In-Fill Development Project Categorical Exemption under the California Environmental Quality Act (CEQA) (Public Resources Code, Sections 21000-21189.57) as set forth in Section 15332 of the *State CEQA Guidelines* (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387).

2. EXEMPTION RATIONALE

Article 19, Categorical Exemptions, of the *State CEQA Guidelines* (Sections 15300 – 15333) lists classes of projects which have been determined not to have a significant effect on the environment and which are exempt from the provisions of CEQA as required by Section 21084 of the Public Resources Code. This section provides an analysis demonstrating that the Project meets the conditions for a Class 32 Categorical Exemption and that none of the possible exceptions to a Categorical Exemption listed in Section 15300.2 of the *State CEQA Guidelines* is applicable to this Project. The specific language of each condition of the Class 32 Categorical Exemption and each possible exception is shown in italics below under their respective headings, which are followed by the Project analysis for each condition and exception.

a) Conditions of the Class 32 Categorical Exemption

[State CEQA Guidelines Section] 15332. In-Fill Development Projects

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
- (c) The project site has no value as habitat for endangered, rare or threatened species.*
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
- (e) The site can be adequately served by all required utilities and public services.*

(1) Project Analysis

Condition (a): The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(a) City of Los Angeles General Plan

Land uses on the Project Site are guided by the General Plan. The General Plan sets forth goals, objectives, and programs to guide day-to-day land use policies and to meet the existing and future needs and desires of the community, while integrating a range of State-mandated elements including Land Use, Transportation, Noise, Safety, Housing, and Open Space/Conservation. The Land Use Element of the General Plan consists of 35 community plans that guide land use at a local level. The General Plan also includes the Framework Element, which sets forth general guidance regarding land use issues for the City and defines citywide policies regarding land use that influence the community plans and most of the City's General Plan Elements.

(i) General Plan Framework Element

The consistency of the Project with applicable objectives and policies in the General Plan Framework Element is presented in **Table III-1, Project Consistency with the Framework Element**. As shown, the Project would be consistent with the applicable objectives and policies.

**Table III-1
Project Consistency with the Framework Element**

Objective/Policy ^a	Project Consistency
Land Use Chapter	
Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.	Consistent. The Project would develop 331 dwelling units, including 37 deed-restricted affordable housing units for Very-Low Income Households, which would help meet the anticipated growth in housing demand for the area and the City.
Policy 3.1.2: Allow for the provision of sufficient public infrastructure and services to support the projected needs of the City's population and businesses within the patterns of use established in the community plans as guided by the Framework Citywide Long- Range Land Use Diagram.	Consistent. As discussed under subheading <i>Impacts to Project-Serving Utilities</i> , below, the agencies that provide public infrastructure services and utilities to the Project Site would have capacity to serve the Project.
Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a	Consistent. The Project proposes infill multi-family residential development within an existing urbanized setting with a diversity of land uses, is within an area well-served by existing transit

**Table III-1
Project Consistency with the Framework Element**

Objective/Policy^a	Project Consistency
reduction of vehicle trips, vehicle miles traveled, and air pollution.	routes, and would provide bicycle parking spaces in compliance with the LAMC’s requirements so as to reduce car dependency for trips, which helps reduce vehicle miles traveled while contributing to greater quality of life and improved air quality.
Policy 3.2.2: Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.	Consistent: The Project would develop 331 dwelling units on a site surrounded by a variety of development. The Project would increase the integration of housing and contribute to the diversity of land uses in the area, which currently includes commercial, residential, retail, and restaurant land uses within walking distance of the Project Site.
Policy 3.2.3: Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.	Consistent. The Project would include short- and long-term bicycle parking, including short-term bicycle parking spaces along W. 3 rd Street and S. Spring Street allowing direct access to the Project’s ground floor commercial uses and the residential lobby. Pedestrians would access residential units from W. 3 rd Street and commercial uses from S. Spring Street. Vehicular access to the Project Site would be from the adjacent alley and there would be no driveways along W. 3 rd Street or S. Spring Street. Accordingly, the Project would facilitate pedestrian and bicycle access between the Project Site, existing transit, and nearby commercial, service, institutional, and entertainment uses.
Housing Chapter	
Policy 4.1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City subregion to meet the twenty-year projections of housing needs.	Consistent. The Project would develop 331 dwelling units, including 37 deed-restricted affordable housing units for Very Low-Income Households, available in the Central City Community Plan area, which would help meet the anticipated growth in housing demand for the area and the City.
Urban Form and Neighborhood Design Chapter	
Objective 5.2: Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community, or the region.	Consistent. The Project is located along S. Spring Street and W. 3 rd Street in downtown Los Angeles, which is well-served by existing transit service, including Metro Bus lines 40, 45, 83, and 92 along S. Spring Street and Metro Bus lines 2, 4, 30, 40, and 45 along W. 3 rd Street. The Project Site is also located approximately 1,500 feet from Pershing Square Station, where both the Metro B Line (Red) and Metro D Line (Purple) are available, and less than half a mile from Union Station at the

**Table III-1
Project Consistency with the Framework Element**

Objective/Policy ^a	Project Consistency
	<p>intersection of North Alameda Street and East Cesar E Chavez Avenue. Additionally, the future Historic Broadway light rail subway station, located at the southeast corner of 2nd Street and Broadway, is under construction and will be part of the Regional Connector, planned to be operational in 2022. The Historic Broadway station will be approximately 750 feet northwest of the Project Site. Downtown Los Angeles is developed with a diversity of land uses, including commercial uses that connects and serve the surrounding neighborhoods.</p>
<p>Objective 5.5: Enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.</p>	<p>Consistent: The Project would develop an undeveloped site being used for surface parking with a new, high-quality, 331-unit residential development. The Project proposes a mixed-use residential building that is constructed to the latest resource-efficient requirements of the LA Green Building Code, as well as provisions for on-site bicycle parking and within proximity to transit service to reduce car dependency, thereby facilitating transportation alternatives to single-occupant vehicles, reducing vehicle miles traveled, and improving the quality of life and aesthetic quality of the public realm.</p>
<p>Objective 5.9: Encourage proper design and effective use of the built environment to help increase personal safety at all times of the day.</p>	<p>Consistent: The Project would include adequate and strategically positioned lighting to enhance public safety. Visually obstructed and infrequently accessed “dead zones” would be limited, and security controlled to limit public access. The building and layout design of the Project would also include nighttime security lighting and secure parking facilities. Additionally, the continuous visible and non-visible presence of residents at all times of the day would provide a sense of security during evening and early morning hours. As such, the Project’s residents would be able to monitor suspicious activity at the building entry points.</p>
<p>Objective 5.9.1: Facilitate observation and natural surveillance through improved development standards which provide for common areas, adequate lighting, clear definition of outdoor spaces, attractive fencing, use of landscaping as a natural barrier, secure storage areas, good visual connections between residential, commercial, or public environments and</p>	<p>Consistent: See consistency analysis for Objective 5.9.</p>

**Table III-1
Project Consistency with the Framework Element**

Objective/Policy ^a	Project Consistency
grouping activity functions such as child care or recreation areas.	
Infrastructure and Public Services Chapter	
Policy 9.3.1: Reduce the amount of hazardous substances and the total amount of flow entering the wastewater system.	Consistent. In accordance with National Pollutant Discharge Elimination System Municipal Permit requirements, the Project would be required to implement Standard Urban Stormwater Mitigation Plan and Low Impact Development requirements throughout the operational life of the Project. The Standard Urban Stormwater Mitigation Plan would outline stormwater treatment measures or post-construction Best Management Practices required to control pollutants of concern. In addition, consistent with the City’s Low Impact Development requirement to reduce the quantity and improve the quality of rainfall runoff that leaves the Project Site, the Project would include the installation of an infiltration system as established by the Low Impact Development Manual.
Objective 9.6: Pursue effective and efficient approaches to reducing stormwater runoff and protecting water quality.	Consistent. See the consistency analysis for Policy 9.3.1., above.
^a City of Los Angeles, <i>The Citywide General Plan Framework Element, readopted August 2001.</i> Source (table): <i>EcoTierra Consulting, 2021.</i>	

(ii) *Central City Community Plan*

The City’s community plans are intended to promote an arrangement of land uses, streets, and services, which would encourage and contribute to the economic, social, and physical health, safety, and welfare of the people who live and work in the community. The community plans are also intended to guide development in order to create a healthful and pleasing environment. The community plans coordinate development among the various communities of the City and adjacent municipalities in a fashion both beneficial and desirable to the residents of the community. The Central City Community Plan guides land uses on the Project Site and in the surrounding areas within the Central City Community Plan Area. This current Community Plan sets forth planning goals and objectives to maintain the community’s distinctive character.

As set forth in the Community Plan, the Project Site is designated for Regional Center Commercial land uses.³ Zoning designations consistent with the Regional Center Commercial land use category include CR, C1.5, C2, C4, C5, R3, R4, R5, RAS3, and

³ City of Los Angeles, *General Plan Land Use Map, Central City Community Plan as of July 07 2009.*

RAS4.⁴ The Project would be consistent with this land use designation as the C4 zone allows for uses including multi-family residential and commercial uses, and the Q Condition on the Project Site zoning restricts the height of development on the Property to 150 feet with unlimited number of stories. Within the C4-4D zone, residential uses are permitted at one dwelling unit per 400 square feet of lot area. However, for developments combining residential and commercial uses in the Central City Community Plan Area or within a designated Regional Center Commercial area, residential uses may be calculated at R5 density, or 1/200 square feet.

Moreover, the Project is consistent with multiple other Community Plan objectives and policies. The Project’s consistency with these applicable objectives and policies is presented in **Table III-2, Project Consistency with the Central City Community Plan.**

**Table III-2
Project Consistency with the Central City Community Plan**

Objectives and Policies ^a	Project Consistency
Commercial	
Objective 1-2: To increase the range of housing choices available to Downtown employees and residents.	Consistent. The Project would develop a mixed-income housing development with 331 residential dwelling units in a variety of unit sizes to meet the diverse economic and physical needs and overall demand for the projected increased population in the Community Plan area.
Objective 1-3: To foster residential development which can accommodate a full range of incomes.	Consistent. The Project would develop a multi-family residential building with 331 dwelling units, 37 of which, or 11 percent of the total units, would be reserved for Very Low Income households. The 331 units would include a mix of unit sizes, thus providing a diversity of housing available to various income levels.
Policy 1-3.1: Encourage a cluster neighborhood design comprised of housing and services.	Consistent. The Project would redevelop the Project Site with 331 new residential units and ground floor commercial space within proximity to commercial uses, transit, office buildings, entertainment centers, government and institutional centers, and services.
Objective 2-2: To retain the existing retail base in Central City.	Consistent. The Project would develop a mixed-use residential building on a lot currently used for surface parking; thus, the Project would not displace any existing retail uses.
Objective 2-4: To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.	Consistent. The Project would redevelop a site that is currently used for surface parking with a mixed-use residential building, operation of which would include 24-hour presence of on-site residents, employees, and patrons.
^a City of Los Angeles, <i>Hollywood Community Plan, December 13, 1988, effective April 2, 2014.</i> Source (table): <i>EcoTierra Consulting, April 2021.</i>	

⁴ City of Los Angeles, *General Plan Land Use Map, Central City Community Plan as of July 07 2009.*

(b) *Planning and Zoning Code*

All on-site development activity is subject to the City's Planning and Zoning Code. The Planning and Zoning Code includes development standards for the various districts in the City. The Project Site is zoned [Q]C4-4D. The Q condition restricts the height of development on the Project Site to 150 feet with unlimited number of stories. The D limitation restricts the overall FAR of the Property to 6:1.

The C4-4D zone permits both commercial and residential uses. The corresponding zones for the Regional Center Commercial Designation include CR, C1.5, C2, C4, C5, R3, R4, R5, RAS3 and RAS4. The Project's proposed mixed-use residential and commercial uses would be consistent with the current underlying C4 zoning at the Project Site per the Planning and Zoning Code.

Residential uses are permitted at one dwelling unit per 400 square feet of lot area. However, for developments combining residential and commercial uses in the Central City Community Plan Area or within a designated Regional Center Commercial area, residential uses may be calculated at R5 density, or 1/200 square feet. Therefore, the "base, number of dwelling units permitted on the Project Site would be 137 units (25,578 square feet lot area + 2,000 square feet of alley / 200 units = 137.9 units), or 138 units for the purposes of calculating additional density.

The Affordable Housing Incentives-Density Bonus was approved as Ordinance 179,681 on April 15, 2008. The purpose of the Affordable Housing Incentive-Density Bonus is to establish procedures for implementing State Density Bonus requirements and to increase the production of affordable housing, through establishing density increases, parking reductions, and development incentives and concessions for residential or mixed-use projects that contain affordable housing units and that are located within a half-mile of a major transit stop.⁵

Pursuant to LAMC Section 12.22 A 25 (c)(1) the Project qualifies as under SB 1818 as a Density Bonus Project if 11 percent of the units allowed by-right are reserved for Very Low Income households, 20 percent of the units are reserved for Low Income households, or 3 percent of the units are reserved for Moderate Income households. The Project proposes to reserve 37 units, or 11 percent of the total units, for Very-Low Income households and as such qualifies as a Density Bonus Project with a 35 percent density bonus.

Notwithstanding the above density provisions, the Project Site is permitted unlimited density because it is located within the Greater Downtown Housing Incentive Area.

⁵ LAMC Section 12.22 A.25

As permitted by LAMC Section 12.22 A.25(g)(3), the Project Applicant is requesting one (1) on menu incentive, two (2) off menu incentives, and one (1) waiver of development standards that will facilitate the provision of affordable housing at the Property as further described below.

The off-menu incentive for FAR is to permit an increase of 48 percent in the allowable Floor Area Ratio for a total of 8.87:1 in lieu of the otherwise permitted 6:1 under the City Center Redevelopment Plan Area; Height District 4 typically permits a 13:1 Floor Area Ratio (FAR) but the “D” limitation that is attached to the zoning restricts the FAR to 6:1. The requested increase in FAR is consistent with that permitted on the property through the pending DTLA 2040 Community Plan update.

The off-menu incentive for an increase in height would permit a maximum building height of 195 feet, exclusive of rooftop railings/guardrails, stair and elevator shafts, and/or other allowable roof projections, in lieu of the otherwise permitted 150 feet by the site’s Q Condition per Ordinance No. 164307-SA555. The Project Site is located in Height District 4 which in the C zone typically permits unlimited building height, however, the Q Condition limits the height to 150 feet. Building heights within the vicinity of the subject property range from 5 and 6 stories to 16 stories – for example, the California Secretary of State Building (300 S. Spring Street) – immediately south of the Project Site.

The Waiver of Development Standards request is to waive the requirement for automobile parking for residential uses. The Project includes a total of 31 automobile parking spaces for commercial uses, which is in excess of the zero spaces required for commercial uses less than 7,500 square feet for site within the Downtown Parking District. The Project Site qualifies as a TOC Tier 4 site, for which a TOC Eligible Housing Development would require zero automobile parking for residential uses. Additionally, the Project site is well-served by public transit including Metro Local Bus Lines 40, 45, 83, and the 92 within 500 feet of the property. The Project Site is also located approximately 1,500 feet from Pershing Square Station, where both the Metro B Line (Red) and Metro D Line (Purple) are available, and less than half a mile from Union Station at the intersection of North Alameda Street and East Cesar E Chavez Avenue. Additionally, the future Historic Broadway light rail subway station, located at the southeast corner of 2nd Street and Broadway, is under construction and will be part of the Regional Connector, planned to be operational in 2022. The Historic Broadway station will be approximately 750 feet northwest of the Project Site.

Bicycle parking is required in accordance with LAMC Section 12.21.A.16(a)(1)(i) and the Project is required to provide 158 long-term and 16 short-term bicycle parking spaces to serve the residential units and 4 long-term plus 4 short-term bicycle parking spaces to serve the proposed commercial units. The Project has been designed to provide 162 long-term and 20 short-term bicycle parking spaces, consistent with the LAMC requirement.

Approximately 45 of spaces would be provided in the subterranean parking level, 120 bicycle spaces would be provided inside the building on the ground floor, and approximately 20 spaces would be provided outside on the ground level.

The Project's required open space was calculated pursuant to LAMC Section 12.21.G, based on the size and number of dwelling units. The Project proposes 331 residential units. For each unit with less than three habitable rooms, 100 square feet of open space is required and for each unit with three habitable rooms, 125 square feet of open space is required. Thus, a total of 34,475 square feet of open space is required for this Project. The Project would provide 34,475 square feet of open space consisting of 11,750 square feet of private balconies, 8,618 square feet of indoor common space and 14,107 square feet of outdoor common space at the 2nd level courtyard and amenity deck levels for a total of 22,725 square feet of common open space, of which 25 percent of the outdoor common space, 3,527 square feet, will be planted as required per LAMC Section 12.21 G.2 (a)(3).

The Project proposes 37 new on-site trees to be accommodated at the ground floor, 2nd floor courtyard and rooftop deck, the subject request includes the utilization of Ordinance No. 185,573 for an in-lieu fee for the provision of the remainder of the 46 trees to meet the required 83 trees.

As discussed in detail above, the Project would be consistent with the City's Planning and Zoning Code.

(c) *Los Angeles Green Building Code*

The Los Angeles Green Building Code ("LA Green Building Code") is based on the California Green Building Standards Code (commonly known as CALGreen), which was developed and mandated by the State to attain consistency among the various jurisdictions within the State with the specific goals to reduce a building's energy and water use, reduce waste, and reduce the carbon footprint. The following types of projects are subject to the LA Green Building Code:

- All new buildings (residential and non-residential);
- Every building alteration with a building permit valuation of \$200,000 or more (residential and non-residential);
- Residential alterations that increase the building's conditioned volume; and
- Every building addition (residential and non-residential).

The Project would be compliant with the Los Angeles Green Building Code and California Energy Code/Title 24 requirements, and would include, but not be limited to, the following features:

- Energy efficient elevator(s);

- Low-flow faucets, shower heads, and toilets;
- Energy efficient mechanical systems;
- Energy efficient glazing and window frames; and
- Energy efficient lighting.

As also required by the City's Building Code, the proposed building would provide space to accommodate future rooftop solar panels and conduit for on-site electric vehicle charging stalls, which would be provided in the parking garage.

(d) *Summary*

As discussed above, the Project would be consistent with applicable objectives and policies of set forth in the City's plans and zoning including the General Plan, Framework Element, Central City Community Plan, Planning and Zoning Code, and LA Green Building Code. Therefore, as the Project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations, the Project meets this condition.

Condition (b): The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The Project Site is located in the downtown community entirely within Los Angeles City limits on a site that is approximately 27,578 square feet (0.63-acre) in size. The location of and views of the Project Site are shown in **Figures II-1 through II-3** in **Section II, Project Description**; as shown therein, the Project Site is located a highly urbanized setting characterized by a mix of commercial and residential uses. The Project Site is adjacent to a mixed-use condominium building across Spring Street, a commercial office building across W. 3rd Street, and a commercial building across Harlem Place. Immediately to the north, the property is developed with a surface parking lot. To the west (across Spring Street), the property is developed with a multi-family residential building that is designated as a Los Angeles Historic Cultural Monument (No. 966). To the east, (across an alley) the properties are developed with commercial uses. Across the street to the south, the property is zoned [Q]PF-4D and developed with a government office building. Therefore, as the proposed development occurs within City limits, the Project Site is less than five acres in size, and the Project Site is substantially surrounded by urban uses, the Project meets this condition.

Condition (c): The project site has no value as habitat for endangered, rare or threatened species.

The City encompasses a variety of open space and natural areas that serve as habitat for sensitive species. Much of this natural open space is found in or is adjacent to the foothill regions of the San Gabriel, Santa Susana, Santa Monica, and Verdugo Mountains, the Simi Hills, and along the coastline between Malibu and the Palos Verdes Peninsula.

Many of the outlying areas are contiguous with larger natural areas, and may be part of significant wildlife habitats or movement corridors. The central and valley portions of the City contain fewer natural areas.⁶ The Project Site and surrounding area are not identified as a biological resource area.⁷

Moreover, the Project Site and immediately surrounding area are not within or near a designated Significant Ecological Area.⁸

The generally flat Project Site is currently developed as a surface parking lot; the site is entirely paved with hardscape and does not contain any vegetation, planters, or trees. As the Project Site has been completely developed with hardscaping, within a heavily urbanized area of the City, the Project Site does not contain any habitat capable of sustaining any species identified as endangered, rare, or threatened. No such species or habitats are known to occur at the Project Site per local or regional plans by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Additionally, there are no known locally designated natural communities at the Project Site or in the immediate vicinity, nor is the Project Site located near undeveloped natural/undisturbed open space or a natural water source that may otherwise serve as habitat for State- or federally-listed species. Furthermore, the Project Site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.⁹ Therefore, as the Project Site has no value as habitat for endangered, rare, or threatened species, the Project meets this condition.

Condition (d): Approval of the project would not result in any significant effects related to traffic, noise, air quality, greenhouse gases, or water quality.

The following provides a Project-specific analysis of the impacts to traffic, noise, air quality, greenhouse gases, and water quality.

(a) *Project-Specific Transportation Impacts*

The following transportation impact analysis summarizes and incorporates by reference the information provided in the *Transportation Assessment, 3rd and Spring Mixed-Use Project, City of Los Angeles, California*, prepared by Linscott, Law, & Greenspan Engineers, May 25, 2021 (Transportation Assessment). The City of Los Angeles Department of Transportation (LADOT) issued an assessment letter for the Transportation Assessment on June 19, 2021, accepting the findings of the

⁶ *City of Los Angeles, L.A. CEQA Thresholds Guide, 2006, pages C-1 – C-2.*

⁷ *City of Los Angeles, L.A. CEQA Thresholds Guide, 2006, Exhibit C-2, Biological Resource Areas (Metro Geographical Area).*

⁸ *Los Angeles County Department of Regional Planning, Planning & Zoning Information, GIS-NET online database.*

⁹ *California Department of Fish and Wildlife, California Regional Conservation Plans, May 2021.*

Transportation Analysis. The Transportation Assessment and LADOT assessment letter are available as **Appendix A** to this document.

(i) Conflicting with Plans, Programs, Ordinances, or Policies (TAG Threshold T-1)

In July 2019, the LADOT updated the City's Transportation Assessment Guidelines (TAG) to conform to the requirements of SB 743. The TAG replaced the Transportation Impact Study Guidelines (December 2016) and shifted the performance metric for evaluating transportation impacts under the CEQA from level of service (LOS) to vehicle miles traveled (VMT) for studies completed within the City. As stated in Section 2.1.1 of the TAG, proposed projects shall be analyzed to identify potential conflicts with adopted City plans and policies and, if there is a conflict, improvements that prioritize access for and improve the comfort of people walking, bicycling, and riding transit in order to provide safe and convenient streets for all users should be identified. Projects designed to encourage sustainable travel help to reduce vehicle miles traveled. This section provides a review of the screening criteria and a summary of the Project's consistency with the City's adopted transportation-related plans and policies.

1. Screening Criteria

Per Section 2.1.2 of the TAG, if the Project requires a discretionary action, and the answer is "yes" to any of the following questions, further analysis is required to assess whether the Project would conflict with adopted City plans, programs, ordinances, or policies that establish the transportation planning framework for all travel modes:

- *Does the project require a discretionary action that requires the decision maker to find that the decision substantially conforms to the purpose, intent, and provisions of the General Plan?*
 - Yes, the Project requires a discretionary action.
- *Is the project known to directly conflict with a transportation plan, policy, or program adopted to support multimodal transportation options or public safety?*
 - No, the Project is not known to directly conflict with a transportation plan, policy, or program adopted to support multimodal transportation options or public safety.
- *Is the project proposing to, or required to make any voluntary or required modifications to the public right-of-way (i.e., street dedications, reconfigurations of curb line, etc.)?*
 - Yes, a five-foot street dedication is required for 3rd Street along the Project Site. The Project will also make a 15-foot by 15-foot limited height corner cut dedication at Spring Street and 3rd Street.

As the answer is “yes” to two of the screening criteria questions, further analysis is required to assess whether the Project would conflict with adopted City plans, programs, ordinances, or policies, as described below.

2. *Impact Criteria and Methodology*

The impact criteria set forth in Appendix G to the State CEQA Guidelines, as well as Section 2.1.3 of the City’s TAG, regarding conflicts with plans, programs, ordinances, or policies (referred to as Threshold T-1 in the TAG) are as follows:

- *Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?*

The threshold test is to assess whether a project would conflict with an adopted program, policy, plan, or ordinance that is adopted to protect the environment. In general, transportation policies or standards adopted to protect the environment are those that support multimodal transportation options and a reduction in VMT. Conversely, a project would not always have a significant impact merely based on whether or not it would implement a particular transportation-related program, plan, policy, or ordinance. Many of these programs must be implemented by the City itself over time, and over a broad area, and it is the intention of this threshold test to ensure that proposed development projects and plans do not preclude the City from implementing adopted programs, plans and policies.

The methodology for determining a project's transportation impact associated with conflicts with plans, programs, ordinances, or policies is described in the TAG as follows:

- *A project that generally conforms with and does not obstruct the City’s development policies and standards will generally be considered to be consistent. The Project Applicant should review the documents and ordinances identified in the TAG (refer to Table 2.1-1 on Page 2-3) for City plans, policies, programs, ordinances and standards relevant to determining project consistency. TAG Attachment D: Plan Consistency Worksheet provides questions that must be answered in order to help guide whether the project conflicts with City circulation system policies. A “yes” or “no” answer to these questions does not determine a conflict. Rather, as indicated in TAG Attachment D, the Project Applicant must provide substantiating information to help determine whether the proposed project precludes the City’s implementation of any adopted policy and/or program that was adopted to protect the environment. A mere conflict with adopted transportation related policies, or standards that require administrative relief or legislative change does not in itself constitute an impact.*
- *If vacation of a public right-of-way, or relief from a required street dedication is sought as part of a proposed project, an assessment should be made as to whether the right-*

of-way in question is necessary to serve a long-term mobility need, as defined in Mobility Plan 2035, transportation specific plan, or other planned improvement in the future.

Per Section 2.1.4 of the TAG, the analysis of cumulative impacts may be quantitative or qualitative. Each of the plans, ordinances, and policies reviewed to assess potential conflicts with proposed projects should be reviewed to assess cumulative impacts that may result from the proposed project in combination with other development projects in the study area. In addition, the cumulative analysis should also consider planned transportation system improvements within the study area as identified in consultation with LADOT.

Related projects to be considered in the cumulative analysis are known development projects located within a one-half mile radius of the Project Site. The list of related projects and location of related projects in relation to the Project Site are identified in the Transportation Analysis, Table 3–2 and Figure 3–11, included as **Appendix A** to this document.

3. *Review of Project Consistency*

This section provides a summary of the consistency review that compares the characteristics of the Project and site design features (i.e., including the site access and circulation scheme) with the City’s relevant plans and policies. Appendix D of the Transportation Analysis (see **Appendix A** to this document) provides the Plans, Policies, and Programs Worksheet from the TAG, and provides additional detail regarding the plans, programs, ordinances, and policies review.

The Project would not conflict with the relevant City plans, policies and programs and does not include any features that would preclude the City from completing and complying with these guiding documents and policy objectives. The Project will make the required modifications to the public right-of-way and would therefore be consistent with the dedication and improvement requirements that are needed to comply with the Mobility Plan 2035 Street Designations and Standard Roadway Dimensions. The Project would not conflict with plans or policies such as LADOT’s Manual of Policy and Procedures (MPP) Section 321, Driveway Design, and the Citywide Design Guidelines – Guideline 2. The Project has been found to be consistent with the greenhouse gas (GHG) reduction targets forecasted in the Southern California Association of Governments (SCAG) Region Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (also see GHG impact analysis below). Additionally, the Project has been found to be consistent with the transportation-related elements of the Plan for a Healthy Los Angeles (Healthy LA), Vision Zero, and the Central City Community Plan.

Therefore, the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities, and the impact would therefore be “less than significant”. Furthermore, the Applicant will comply with existing applicable City ordinances and other requirements pursuant to the LAMC.

4. *Review of Cumulative Consistency*

Per Section 2.1.4 of the TAG, the analysis of cumulative consistency requires consultation and confirmation with LADOT and the City’s Department of City Planning (LADCP).

As with the Project, the related projects would include adequate bicycle facilities and include high density urban uses in proximity to the nearby multimodal transportation facilities. The related projects, as with the Project, would not conflict with adjacent street designations and classifications. Accordingly, there would be no significant cumulative impacts to which both the Project and other nearby related projects contribute to in regard to transportation policies or standards adopted to protect the environment and support multimodal transportation options and a reduction in VMT.

Based on the discussion and conclusion in the preceding section, the guiding language contained in the City’s TAG, and review of related projects in the Project vicinity, there is also no cumulative inconsistency with the City’s plans, policies, ordinances and programs, and therefore, the Project’s cumulative impact would be less than significant. In addition, since the Project does not include any features that would preclude the City from completing and complying with these guiding documents and policy objectives, there is no cumulative inconsistency that can be determined.

(ii) *VMT Analysis (TAG Threshold T-2.1)*

The State of California Governor’s Office of Planning and Research (OPR) issued proposed updates to the CEQA Guidelines in November 2017 and an accompanying technical advisory guidance in April 2018 (OPR Technical Advisory) that amends the Appendix G question for transportation impacts to delete reference to vehicle delay and level of service and instead refer to Section 15064.3, subdivision (b)(1) of the CEQA Guidelines asking if the project will result in a substantial increase in vehicle miles traveled (VMT). Section 15064.3, subdivision (b)(1) states the following:

- *Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact.*

Comprehensive updates to the State CEQA Guidelines were certified and adopted by the California Natural Resources Agency in December 2018. Accordingly, the City adopted significance criteria for transportation impacts based on VMT for land use projects and plans in accordance with the amended Appendix G question:

- *Threshold T-2.1: For a land use project, would the project conflict or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?*

For land use projects, the intent of this threshold is to assess whether a land use project causes substantial VMT impacts. The City has developed the following screening and impact criteria to address this question. The criteria below are based on the OPR technical advisory but reflect local considerations.

If the project requires discretionary action, and the answer is no to either threshold T-2.1-1 or T-2.1-2, further analysis will not be required for CEQA Threshold T-2.1, and a “no impact” determination can be made for that threshold:

- *Threshold T-2.1-1: Would the land use project generate a net increase of 250 or more daily vehicle trips?*

For purposes of screening the daily vehicle trips, a proposed project’s daily vehicle trips should be estimated using the City’s VMT Calculator tool or the most recent edition of the ITE Trip Generation Manual. TDM strategies should not be considered for the purposes of screening. If existing land uses are present on the project site or there were previously terminated land uses that meet the criteria for trip credits described in the trip generation methodology discussion (refer to Subsection 3.3.4.1 of the TAG), the daily vehicle trips generated by the existing or qualified terminated land uses can be estimated using the VMT Calculator tool and subtracted from the proposed project’s daily vehicle trips to determine the net increase in daily vehicle trips.

- *Threshold T-2.1-2: Would the project generate a net increase in daily VMT?*

For the purpose of screening the VMT, a project’s daily VMT should be estimated using the City’s VMT Calculator tool or the City’s Travel Demand Forecasting (TDF) model. TDM strategies should not be considered for the purpose of screening. If existing land uses are present on the project site or there were previously terminated land uses that meet the criteria for trip credits description in the trip generation methodology discussion (refer to Subsection 3.3.4.1 of the TAG), the daily VMT generated by the existing or qualified terminated land uses can be estimated using the City VMT Calculator tool and subtracted from the project’s daily VMT to determine the net increase in daily VMT.

In addition to the above screening criteria, the portion of, or the entirety of a project that contains small-scale or local serving retail uses¹⁰ are assumed to have less than significant VMT impacts. If the answer to the following question is no, then that portion of the project meets the screening criteria, and a no impact determination can be made for the portion of the project that contains retail uses. However, if the retail project is part of a larger mixed-use project, then the remaining portion of the project may be subject to further analysis in accordance with the above screening criteria. Projects that include retail uses in excess of the screening criteria would need to evaluate the entirety of the project's VMT, as specified in Subsection 2.2.4 of the TAG.

- *If the project includes retail uses, does the portion of the project that contain retail uses exceed a net 50,000 square feet?*

1. *Impact Criteria and Methodology*

Per Section 2.2.3 of the TAG, a development project will have a potential VMT impact if the project meets the following:

- *For residential projects, the project would generate household VMT per capita exceeding 15 percent below the existing average household VMT per capita for the Area Planning Commission (APC) area in which the project is located.*

Different VMT significance thresholds have been established for each APC boundary area as the characteristics of each are distinct in terms of land use, density, transit availability, employment, etc. The City's significance thresholds (i.e., provided on a daily household VMT per capita basis and a daily work VMT per employee basis) for each of the seven APC boundary areas are presented in Table 4-1 of the Transportation Assessment (see **Appendix A** to this document). As the Project Site is located within the Central APC, the VMT impact criteria (i.e., 15 percent below the APC average) applicable to the Project is 6.0 Daily Household VMT per Capita for the residential component.

The impact methodology set forth in the TAG for mixed-use projects such as the Project is as follows:

- *Mixed-Use Projects. The project VMT impact should be considered significant if any one (or all) of the project land uses exceed the impact criteria for that particular land use, taking credit for internal capture. In such cases, mitigation options that reduce the VMT generated by any or all of the land uses could be considered.*

It is noted that since the Project's restaurant component is local-serving and is below 50,000 square feet (i.e., the proposed restaurant space for the Project totals 6,350 square

¹⁰ As noted in the TAG, the definition of retail for this purpose includes restaurant.

feet), the restaurant component is assumed to have a less than significant VMT impact based on the screening criteria contained in the City's TAG.

2. *Summary of Project VMT Analysis*

The daily vehicle trips and VMT expected to be generated by the Project (i.e., without consideration of the local-serving restaurant space which as stated above is concluded to have a less than significant VMT impact) were forecast using Version 1.3 of the City's VMT Calculator tool. Copies of the detailed City of Los Angeles VMT Calculator worksheets for the proposed Project are contained in the Transportation Assessment (see **Appendix A** to this document). As indicated in the summary VMT Calculator worksheet, the Project is forecast to generate the following:

- The Project is estimated to generate a total of 1,144 daily vehicle trips.
- The estimated Daily Household VMT per Capita for the Project's residential land use component is 2.3 Daily Household VMT per Capita, which is less than the Central APC significance threshold of 6.0 Daily Household VMT per Capita.

It is noted that the Project will incorporate TDM strategies as Project Design Features as described in the Transportation Assessment (see **Appendix A** to this document). The implementation of the TDM strategies results in a Daily Household VMT impact that is less than significant. Thus, based on the above analyses, the Project is not expected to result in a significant VMT impact. Therefore, no mitigation measures are required as it relates to VMT.

3. *Summary of Cumulative VMT Analysis*

As stated in Section 2.2.4 of the City's TAG document, analyses should consider both short-term and long-term project effects on VMT. Short-term effects are evaluated in the detailed Project-level VMT analysis summarized above and further in the Transportation Assessment (see **Appendix A** to this document). Long-term, or cumulative, effects are determined through a consistency check with the SCAG RTP/SCS. The RTP/SCS is the regional plan that demonstrates compliance with air quality conformity requirements and GHG reduction targets. As such, projects that are consistent with this plan in terms of development, location, density, and intensity, are part of the regional solution for meeting air pollution and GHG goals. Projects that are deemed to be consistent would have a less than significant cumulative impact on VMT. Development in a location where the RTP/SCS does not specify any development may indicate a significant impact on transportation. However, as noted in the City's TAG document, for projects that do not demonstrate a project impact by applying an efficiency-based impact threshold (i.e., VMT per capita or VMT per employee) in the analysis, a less than significant project impact conclusion is sufficient in demonstrating there is no cumulative VMT impact. Projects that

fall under the City's efficiency-based impact thresholds are already shown to align with the long-term VMT and GHG reduction goals of SCAG's RTP/SCS.

Based on the Project-related VMT analysis and the conclusions reported in Subsection 4.2.2 of the Transportation Assessment (i.e., which conclude that the Project falls under the City's efficiency-based impact thresholds and thus are already shown to align with the long-term VMT and GHG reduction goals of SCAG's RTP/SCS), no cumulative VMT impacts are anticipated. Therefore, a "no impact" determination can be made as it relates to the Project's cumulative VMT impact.

(iii) Geometric Design (TAG Threshold T-3)

As stated in the City's TAG (refer to Section 2.4.1 thereof), impacts regarding the potential increase of hazards due to a geometric design feature generally relate to the design of access points to and from the project site, and may include safety, operational, or capacity impacts. Impacts can be related to vehicle/vehicle, vehicle/bicycle, or vehicle/pedestrian conflicts as well as to operational delays caused by vehicles slowing and/or queuing to access a project site. These conflicts may be created by the driveway configuration or through the placement of project driveway(s) in areas of inadequate visibility, adjacent to bicycle or pedestrian facilities, or too close to busy or congested intersections. Evaluation of access impacts require details relative to project land use, size, design, location of access points, etc. These impacts are typically evaluated for permanent conditions after project completion but can also be evaluated for temporary conditions during project construction. Project access can be analyzed in qualitative and/or quantitative terms, and in conjunction with the review of internal site circulation and access to parking areas. All proposed site access points should be evaluated.

1. Screening Criteria

If the project requires a discretionary action, and the answer is "yes" to either of the following questions, further analysis will be required to assess whether the project would result in impacts due to geometric design hazards or incompatible uses:

- *Is the project proposing new driveways, or introducing new vehicle access to the property from the public right-of-way?*
 - Yes, the Project proposes a new driveway along the Project Site's Harlem Place frontage, approximately 140 feet north of the Harlem Place / 3rd Street intersection. The proposed Harlem Place driveway will provide access to the Project's on-site subterranean parking garage.
- *Is the project proposing to, or required to make any voluntary or required modifications to the public right-of-way (i.e., street dedications, reconfigurations of curb line, etc.)?*

As stated in the City's TAG document (refer to Section 2.4.2 thereof), for the purpose of the screening for projects that are making physical changes to the public right-of-way, determine the street designation and improvement standard for any project frontage along streets classified as an Avenue or Boulevard (as designated in the City's General Plan) using the Mobility Plan 2035, or NavigateLA, an online portal managed by the City's Bureau of Engineering (BOE). If any street fronting the project site is an Avenue or Boulevard and it is determined that additional dedication, or physical modifications to the public right-of-way are proposed or required, the answer to this question is yes. For projects not subject to dedication and improvement requirements under the LAMC, though the project does propose dedications or physical modifications to the public right-of-way, which may also include new physical modifications along streets classified as either Collectors or Locals, the answer to this question is yes. Based on a review of the Project, the following answer is provided:

- Yes, a five-foot street dedication is required for 3rd Street along the Project Site. The Project will also make a 15-foot by 15-foot limited height corner cut dedication at Spring Street and 3rd Street.

As the answer is "yes" to all of the screening criteria questions, further analysis is required to assess whether the Project would result in impacts due to geometric design hazards or incompatible uses.

2. *Impact Criteria and Methodology*

The impact criteria set forth in Appendix G of the CEQA Guidelines, as well as the City's TAG for substantially increasing hazards due to a geometric design feature or incompatible use (referred to a Threshold T-3) is defined as follows:

- *Threshold T-3: Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
 - No, the Project would not substantially increase hazards due to a geometric design feature. Primary access to the Project will be provided via the proposed driveway along the Project Site's Harlem Place frontage, which will accommodate left-turn ingress and egress movements (i.e., right-turn ingress and egress movements will not be permitted) and reduce potential vehicle conflicts with pedestrians and bicyclists. Further, the Project will not physically modify the curb placement or turning radius at the Spring Street / 3rd Street intersection.

Preliminary project access plans are to be reviewed in light of commonly accepted traffic engineering design standards to ascertain whether any deficiencies are apparent in the

site access plans which would be considered significant. The determination of significance shall be on a case-by-case basis, considering the following factors:

- *The relative amount of pedestrian activity at project access points.*
- *Design features/physical configurations that affect the visibility of pedestrians and bicyclists to drivers entering and exiting the site, and the visibility of cars to pedestrians and bicyclists.*
- *The type of bicycle facilities the project driveway(s) crosses and the relative level of utilization.*
- *The physical conditions of the site and surrounding area, such as curves, slopes, walks, landscaping or other barriers, that could result in vehicle/pedestrian, vehicle/bicycle, or vehicle/vehicle impacts.*
- *The project location, or project-related changes to the public right-of-way, relative to proximity to the High Injury Network or a Safe Routes to School program area.*
- *Any other conditions, including the approximate location of incompatible uses that would substantially increase a transportation hazard.*

For vehicle, bicycle and pedestrian safety impacts, the City's TAG (refer to Section 2.4.4 thereof) indicates that a review of all project access points, internal circulation, and parking access from an operational and safety perspective (for example, turning radii, driveway queuing, line of sight for turns into and out of project driveway[s]) should be conducted. Where project driveways would cross pedestrian facilities or bicycle facilities (bike lanes or bike paths), operational and safety issues related to the potential for vehicle/pedestrian and vehicle/bicycle conflicts and the severity of consequences that could result should be considered. In areas with moderate to high levels of pedestrian or bicycle activity, the collection of pedestrian or bicycle count data may be required.

3. *Qualitative Review of Site Access Points*

As discussed in Subsection 3.3.3 herein, the Project Site has frontage along Spring Street, an Avenue II Modified with an assumed speed limit of 25 miles per hour, Harlem Place, an Alley with an assumed speed limit of 15 miles per hour, and 3rd Street, and Avenue III Modified with an assumed speed limit of 25 miles per hour. Spring Street, Harlem Place, and 3rd Street run parallel to the Project Site's westerly, easterly, and southerly frontages, respectively, which provides excellent line of sight for all modes of travel. Sidewalks are provided along the Project Site's Spring Street and 3rd Street frontages, and a sidewalk will be provided along the Project Site's Harlem Place frontage. Signalized crossings are also within convenient walking distance to the Project Site. The Project will propose a new driveway along the Project Site's Harlem Place frontage. As

the existing driveways along Spring Street and 3rd Street will be removed and the proposed driveway along Harlem Place will be located approximately 140 feet north of the Harlem Place / 3rd Street intersection, the Project would not conflict with LADOT MPP, Section 321. Further, the proposed driveway will accommodate left-turn ingress and egress movements (i.e., right-turn ingress and egress movements will not be permitted), reducing the potential for conflicts with vehicular traffic. The Project will also include multiple pedestrian entrances along the Project Site's Spring Street and Harlem Place frontages, as well as a pedestrian entrance along the Project Site's 3rd Street frontage.

Given the existing physical conditions of the Project Site, planned pedestrian enhancements, and compliance with LADOT MPP, Section 321 regarding the proposed driveway along the Project Site's Harlem Place frontage, no safety concerns related to geometric design are noted. Therefore, it can be determined that the Project would not substantially increase hazards due to a geometric design feature or incompatible use, and impacts would be less than significant.

(iv) *Freeway Safety Analysis*

It is noted that the City issued an interim guidance on the preparation of a freeway safety analysis for land use projects.¹¹ If the answer is "yes" to the following question, a freeway safety analysis will be required to assess whether the Project would lengthen a forecasted off-ramp queue and create speed differentials between vehicles exiting freeway off-ramps and vehicles operation on the freeway mainline:

- *Does the land use Project add 25 or more trips to any nearby freeway off-ramp serving the Project Site in either the morning or afternoon peak-hour?*
 - No, the Project does not add 25 or more trips to any nearby freeway off-ramp serving the Project Site in either the morning or afternoon peak hour. As indicated in the Transportation Assessment (see Table 2-1 in **Appendix A** to this document), the Project is expected to generate 37 inbound trips during the AM peak hour and 93 inbound trips during the PM peak hour. It is noted that a maximum of 10 percent of inbound Project trips are expected to utilize each freeway off-ramp for nearby freeways in the Project vicinity, such as the US-101 freeway. Therefore, the Project would generate a maximum of 9.3 peak hour trips utilizing nearby freeway off-ramps serving the Project Site. It should also be noted that if as much as 25 percent of inbound Project trips were assumed to utilize freeway off-ramps serving the Project Site, the Project would still add less than 25 trips to the off-ramps.

As the answer is "no" to the screening criteria question (i.e., the Project will not add 25 or more trips to nearby freeway off-ramps serving the Project Site during either the AM or

¹¹ LADOT Transportation Assessments – Interim Guidance for Freeway Safety Analysis, City of Los Angeles Department of Transportation, May 2020.

PM peak hour), a freeway safety analysis is not required, and the Project would result in a less than significant freeway safety impact.

(v) *CEQA Transportation Measures*

1. *Transportation Demand Management*

The Project includes two TDM strategies as Project Design Features and are described in detail in Section 2.9 above. The TDM strategies include:

- Reduce Parking Supply; and
- Include Bicycle Parking per LAMC.

The Applicant will comply with existing applicable City ordinances and the other requirements per the City's Municipal Code.

(vi) *Transportation Impact Summary*

As indicated above and in the Transportation Assessment, the Project would conflict with City plans, policies, ordinances and programs, would not result in a significant VMT impact, would not substantially increase hazards due to a geometric design feature, and would not cause a freeway safety impact. Therefore, the Project would not result in any significant transportation or traffic impacts and no mitigation measures are required.

(b) *Project-Specific Noise Impacts*

The following noise impact analysis summarizes and incorporates by reference the information provided in the *121 W 3rd St Mixed Use Development – Cat32 Exemption Noise Impact Assessment – Los Angeles, CA*, prepared by MD Acoustics, October 20, 2021 (Noise Assessment). The Noise Assessment is available as **Appendix B** to this document.

The Noise Assessment calculates the short-term noise levels during the various phases of construction, provides the necessary noise control measures to remain in compliance with the City's noise ordinance and General Plan Noise Element, and provides the long-term noise levels after the project is constructed and residents occupy said complex. The noise measurement locations, data sheets, and Glossary of Acoustical Terms can be found in Appendix A to the Noise Assessment, which is **Appendix B** to this document.

(i) *Noise Thresholds of Significance*

The 2006 L.A. CEQA Thresholds Guide identifies the following criteria to evaluate construction noise:

- *Construction activities lasting more than one day would exceed existing ambient exterior noise levels by 10 dBA or more at a noise sensitive use;*
- *Construction activities lasting more than 10 days in a three-month period would exceed existing ambient exterior noise levels by 5 dBA or more at a noise sensitive use; or*
- *Construction activities would exceed the ambient noise level by 5 dBA at a noise sensitive use between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, before 8:00 A.M. or after 6:00 P.M. on Saturday, or anytime on Sunday.¹²*

(ii) *Local Acoustical Requirements*

The City of Los Angeles has outlined the following within the Los Angeles Municipal Code as it relates to noise regulation:

Per Section 111.03, the minimum ambient level for all “C4” commercial zones is 60 dBA from 7AM to 10PM and 55 dBA from 10PM to 7AM.

Per Section 112.02, air conditioning, refrigeration, and heating equipment cannot cause a noise level to exceed the ambient noise level on the premises of another occupied property by more than 5 dB.

Per Section 41.40, construction must occur between the hours of 7AM and 9PM on Monday through Friday and 8AM to 6PM on Saturday. Construction may not occur on Sundays or national holidays.

Per Section 112.05, construction equipment cannot exceed 75 dBA in residential areas.

(iii) *Study Method and Procedure*

1. *Ambient Noise Measurements*

KWAQN performed three (3) 15-minute measurements (NM1-NM3) on June 8, 2021 between 1 PM and 2:13 PM, as shown in **Appendix B**. ST1 was placed on the sidewalk in front of the Project Site, and ST2 was placed on the driveway to the north of the Project Site. Most of the ambient noise came from traffic on W. 3rd Street and S. Spring Street. The Douglas Lofts and the STOA Apartments buildings represent the closest residential uses and sensitive receptors.

¹² *City of Los Angeles L.A. CEQA Thresholds Guide, 2006, page I.1-3.*

**Table III-3
Short-Term (15-min) Measurement Summary (dBA)**

Location	Start	Leq	Lmax	Lmin	Estimated CNEL	Estimated Daytime Minimum	Estimated Nighttime Minimum	Estimated Peak Hour
NM1	1:00 PM	69.0	81.5	60.3	71.8	65.3	54.7	73.5
NM2	1:27 PM	64.8	80.1	55.3	67.6	61.1	50.5	69.3
NM3	1:58 PM	67.3	82.0	58.1	70.1	63.6	53.0	71.8

Source (table): MD Acoustics, 2021.

NM1 was 69.0 dBA Leq, NM2 was 64.8 dBA, and NM3 was 67.3 dBA. MD Acoustics used 24-hour traffic counts on W. 3rd Street to extrapolate minimum hour, peak hour, and CNEL levels.

2. FHWA Traffic Noise Model

The traffic noise analysis utilizes the Federal Highway Administration (FHWA) Traffic Noise Model, together with several key construction parameters. Key input speed, site conditions, average daily traffic (ADT), and vehicle mix data. Traffic noise input and output calculations are provided in Appendix C of the Noise Assessment, which is **Appendix B** to this document.

The modeling does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels.

3. FHWA Construction Noise Model

The construction noise analysis utilizes the Federal Highway Administration (FHWA) Roadway Construction Noise Model methodology, together with several key construction parameters. Key inputs include distance to the sensitive receiver, equipment usage, % usage factor, and baseline parameters for the Project Site.

The Project was analyzed based on the different construction phases. Construction noise is expected to be loudest during the site preparation and build phases of construction. The construction noise calculation output worksheet is located in Appendix D of the Noise Assessment, which is **Appendix B** to this document. Construction assumptions follow the air quality report's assumptions and utilize the same equipment as outlined within said report.

(iv) Traffic Noise Level Projections

Traffic noise along W. 3rd Street and Spring Street would be the main source of noise impacting the Project Site and the surrounding area and would have the potential largest change in noise level as a result of the proposed Project once construction is completed.

A worst-case project generated traffic noise level was modeled utilizing the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108. Traffic noise levels were calculated at the future building's façade. The modeling does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels. Therefore, the levels are shown for comparative purposes only to show the difference in with and without project conditions. In addition, the noise contours for 60, 65 and 70 dBA CNEL were calculated. The potential off-site noise impacts caused by an increase of traffic from operation of the proposed Project on the nearby roadway was calculated for the following scenarios.

The traffic levels are expected to increase 0.1 dBA CNEL on W. 3rd Street and 0.2 dBA CNEL on Spring Street as a result of the Project.

Appendix C of the Noise Assessment, which is **Appendix B** to this document, compares the future without and with Project scenario and shows the change in traffic noise levels as a result of the proposed Project. The Project is not anticipated to change the existing noise level by a significant amount and therefore there is no impact.

(v) *Project Operational Noise Level Projections*

All HVAC equipment will be shielded by walls much higher than the equipment height and will not be audible at the surrounding sites.

(vi) *Construction Noise Level Projections*

The degree of construction noise may vary for different areas of the Project Site and also vary depending on the construction activities. Noise levels associated with the construction will vary with the different phases of construction.

The projected construction noise levels at the uses to the surrounding apartments and state buildings are presented in Table III-4. The Douglas Lofts and STOA apartments are considered sensitive receptors. Noise levels are projected from the center of the Project Site. Construction noise levels were compared to the nearest measured ambient level from Table III-3. NM1 was taken by the Douglas Lofts, NM2 was taken by the State building to the southwest of the Project Site. NM3 was taken by the STOA Apartments which is adjacent to the State building southeast of the Project Site.

Table III-4
Projected Construction Noise Levels (dBA, Leq)¹

Location	Ambient	Phase	Construction Noise Level with Barrier ²	Construction Noise Plus Ambient	Increase in Ambient	Exceeds +5 Ambient or 75 dBA
Douglas Lofts	69.0	Site Prep	67.3	71.4	+2.4	No
		Grade	69.5	72.5	+3.5	No

**Table III-4
Projected Construction Noise Levels (dBA, Leq)¹**

Location	Ambient	Phase	Construction Noise Level with Barrier ²	Construction Noise Plus Ambient	Increase in Ambient	Exceeds +5 Ambient or 75 dBA
		Build	70.9	73.3	+4.3	No
		Pave	71.4	73.6	+4.6	No
		Arch Coat	65.9	70.7	+1.7	No
STOA Apartments	67.3	Site Prep	64.7	69.2	+1.9	No
		Grade	66.9	70.1	+2.8	No
		Build	68.3	70.8	+3.5	No
		Pave	68.8	71.1	+3.8	No
		Arch Coat	58.0	67.8	+0.5	No
Southeast State Building	67.3	Site Prep	77.2	77.6	+10.3	N/A
		Grade	79.4	79.7	+12.4	N/A
		Build	80.8	81.0	+13.7	N/A
		Pave	81.3	81.5	+14.2	N/A
		Arch Coat	70.4	72.2	+4.9	N/A
Southwest State Building	64.8	Site Prep	72.7	73.3	+8.5	N/A
		Grade	74.9	75.3	+10.5	N/A
		Build	76.2	76.5	+11.7	N/A
		Pave	76.8	77.0	+12.2	N/A
		Arch Coat	65.9	68.4	+3.6	N/A

Notes:
1. Construction noise projected from center of Project Site to nearest adjacent use (structure).
2. Barrier insertion loss calculations are provided in Appendix B.
Source (table): MD Acoustics, 2021.

Using the required 10-foot temporary barriers along the northwest property line during site preparation through paving, the regulatory noise level limit of 75 dBA and CEQA significance threshold of +5 dB above the ambient is never exceeded at the Lofts and STOA Apartments. The ambient noise level at the Douglas Lofts will increase a maximum of 4.6 dB due to construction and a construction plus ambient level of up to 73.6 dBA. The ambient noise level at the STOA apartments will increase up to 3.8 dB due to construction and a construction plus ambient level of up to 71.1 dBA.

The Project will implement the following construction noise best practices which will be required as conditions of approval in compliance with the City's Noise Ordinance:

1. Construction and demolition shall be restricted to the hours of 7:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
2. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
3. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
4. During site preparation through paving, a temporary sound barrier at least 10-feet tall on the northwest property boundary shall be installed. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent structures by at least 5 dBA. The supporting structure shall be engineered and erected according to applicable codes. The temporary barrier shall remain in place until all windows have been installed and all activities on the project site are complete.
5. Any stationary equipment such as cranes or generators shall be placed in the center of the Project Site when possible. Efforts shall be made to bring construction noise as far from the residences as possible.

(vii) Noise Impact Summary

The Project will be subject to compliance with the City's noise ordinance during construction with the implementation of the identified code-required noise best practices. In addition, the project will not generate a noise impact during operation. Therefore, the Project would not result in any significant noise impacts and no mitigation measures are required.

(c) Project-Specific Air Quality Emission Impacts

The following air quality emission impact analysis summarizes and incorporates by reference the information provided in the *121 W 3rd Street Mixed Use Development – Cat32 Exemption – Focused Air Quality, Greenhouse Gas, and Energy Impact Evaluation, City of Los Angeles, CA*, prepared by MD Acoustics, July 1, 2021 (AQ GHG Energy Assessment). The AQ GHG Energy Assessment is available as **Appendix C** to this document.

(i) Air Quality Thresholds of Significance

Project emissions were compared to both regional and localized SCAQMD's thresholds of significance for construction and operational emissions.^{13, 14}

(ii) Evaluation Procedure/Methodology

MD Acoustics utilized the latest version of CalEEMod (2020.4.0) to calculate both the construction and operational emissions from the Project Site. Project construction is anticipated to commence no earlier than the first quarter of 2022 and take approximately 16 months to complete. Therefore, for modeling purposes, construction was assumed to begin mid-March 2022 and be completed by mid-July 2023. Construction assumes grading, building construction, paving, and architectural coating. Grading of the Project Site is to include approximately 55,000 cubic yards of export for the subterranean parking level. CalEEMod defaults were utilized. Assumptions and output calculations for winter, summer and annual are provided in **Appendix C**.

(iii) Local Ambient Conditions

The Project Site is located in South Coast Air Basin (SCAB) in the Central Los Angeles Source Receptor Area (SRA) 15. The nearest air monitoring station to the Project Site is the Los Angeles – North Main Street Monitoring Station. Historical air quality data for the vicinity can be found both at CARB and SCAQMD's websites.^{15, 16} Temperature and historical precipitation data can be found at the WRCC8.

(iv) Regional Construction Emissions

As shown below in Table III-5, construction emissions for the Project would not exceed the SCAQMD's daily emission thresholds at the regional level, and therefore the impact would be considered less than significant.

**Table III-5
Regional Significance – Construction Emissions (lbs/day)**

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Site Preparation						
On-Site ²	0.58	6.93	3.96	0.01	0.32	0.24
Off-Site ³	0.03	0.54	0.31	0.00	0.11	0.03
Total	0.61	7.47	4.27	0.01	0.20	0.06

¹³ <https://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>

¹⁴ <https://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>

¹⁵ <https://www.aqmd.gov/home/library/air-quality-data-studies/historical-data-by-year>

¹⁶ <https://www.arb.ca.gov/adam/>

**Table III-5
Regional Significance – Construction Emissions (lbs/day)**

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Grading						
On-Site ²	1.08	12.00	5.94	0.01	2.69	1.49
Off-Site ³	1.31	48.08	11.25	0.17	5.25	1.67
Total	2.39	60.09	17.18	0.19	7.93	3.17
Building Construction						
On-Site ²	0.69	7.03	7.15	0.01	0.37	0.34
Off-Site ³	0.99	2.68	10.39	0.03	3.05	0.84
Total	1.68	9.70	17.54	0.04	3.42	1.18
Paving						
On-Site ²	0.61	5.50	7.02	0.01	0.26	0.25
Off-Site ³	0.06	0.04	0.65	0.00	0.20	0.05
Total	0.67	5.55	7.67	0.01	0.47	0.30
Architectural Coating						
On-Site ²	52.63	1.30	1.81	0.00	0.07	0.07
Off-Site ³	0.17	0.12	1.78	0.00	0.55	0.15
Total	52.79	1.42	3.59	0.01	0.62	0.22
Total of overlapping phases⁴	53.47	6.97	11.26	0.02	1.09	0.52
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No
Notes: 1. Source: CalEEMod Version 2020.4.0 2. On-site emissions from equipment operated on-site that is not operated on public roads. 3. Off-site emissions from equipment operated on public roads. 4. Architectural coatings and paving phases may overlap. Source (table): MD Acoustics, 2021.						

(v) *Localized Construction Emissions*

Utilizing the construction equipment list and associated acreages per 8-hour day provided in the SCAQMD “Fact Sheet for Applying CalEEMod to Localized Significance Thresholds” (South Coast Air Quality Management District 2011b), the maximum number of acres disturbed in a day would be 1.5 acres during grading (as shown in Table III-6 below); therefore, to be conservative and as the Project Site is approximately 0.63 acres, the estimated Project emissions have been compared to the 1-acre per day localized significance threshold.

**Table III-6
Maximum Number of Acres Disturbed Per Day¹**

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Site Preparation	Graders	1	0.5	0.5
	Tractors/Loaders/Backhoes	1	0.5	0.5
Total Per Phase				1.0
Grading	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
	Tractors/Loaders/Backhoes	1	0.5	0.5
Total Per Phase				1.5

Notes:
1. Source: Source: CalEEMod output and South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds.
<http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf?sfvrsn=2>
Source (table): MD Acoustics, 2021.

None of the analyzed criteria pollutants would exceed the LST emission thresholds at the nearest sensitive receptors as shown in Table III-7. Therefore, the impact would be less than significant from construction.

**Table III-7
Localized Significance – Construction Emissions (lbs/day)**

Phase	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Site Preparation	6.93	3.96	0.32	0.24
Grading	12.00	5.94	2.69	1.49
Building Construction	7.03	7.15	0.37	0.34
Paving	5.50	7.02	0.26	0.25
Architectural Coating	1.30	1.81	0.07	0.07
Total of overlapping phases	13.83	15.98	0.71	0.66
SCAQMD Thresholds²	74	680	5	3
Exceeds Thresholds?	No	No	No	No

Notes:
1. Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for one-acre (see Table III-6), to be conservative, in Central Los Angeles Source Receptor Area (SRA 1).
2. The nearest sensitive receptors are the multi-family residential uses located approximately 80 feet (~25 meters) to the west of the Project Site; therefore, the 25-meter threshold was utilized.
Source (table): MD Acoustics, 2021.

(vi) *Regional Operational Emissions*

The operating emissions were based on year 2023, which is the anticipated opening year for the Project. The CalEEMod default project trips and vehicle miles traveled (VMTs) were adjusted based on the VMT Analysis provided in the Transportation Assessment prepared for the proposed Project (Linscott Law & Greenspan Engineers, May 25, 2021, see Appendix A).¹⁷

The summer and winter emissions created by the Project's long-term operations were calculated and the highest emissions from either summer or winter are summarized in Table III-8. The data in Table III-8 shows that the operational emissions for the Project would not exceed the SCAQMD's regional significance thresholds.

**Table III-8
Regional Significance – Operational Emissions (lbs/day)**

Activity	Pollutant Emissions (pounds/day) ¹					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Area Sources ²	5.84	5.26	29.42	0.03	0.55	0.55
Energy Usage ³	0.15	1.29	0.71	0.01	0.10	0.10
Mobile Sources ⁴	10.06	10.41	94.62	0.20	20.28	5.50
Total Emissions	16.05	16.95	124.76	0.24	20.93	6.15
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Notes:
 1. Source: CalEEMod Version 2020.4.0
 2. Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
 3. Energy usage consists of emissions from on-site natural gas usage.
 4. Mobile sources consist of emissions from vehicles and road dust.
 Source (table): MD Acoustics, 2021.

¹⁷ The VMT calculations provided in the VMT Report (provided in Appendix B of the Traffic Assessment, Linscott Law & Greenspan Engineers, May 25, 2021) is based on City and community specific traffic model data and provides for a more accurate analysis of VMT than the default data provided in CalEEMod. However, because the LADOT's VMT Calculator is not entirely aligned with the input data and program methodology applied in CalEEMod, and does not account for weekend or pass-by trips, several adjustments to the model were required. These include: (1) The VMT Calculator is based on different trip generation rates and travel patterns than the CalEEMod program. Therefore, the average daily trips is consolidated for the entire project, as opposed to each land use type. (2) A user defined land use ("User Defined Commercial") was created to calculate Project Trips and VMTs. This land use category aggregates the trips and trip lengths for the project as a whole. (3) All trip data and trip type data was deleted from the individual land uses as the "User Defined Commercial" land use category aggregates all of the trip data for the project as a whole. (4) The average trip length was derived by dividing the total VMTs estimated in the LADOT VMT Calculator tool by the average daily trips. (5) The LADOT VMT Calculator tool factors in weekday trips only. Therefore, estimates for Saturday and Sunday trips were provided based on the ratio of Weekday to Weekend trips using CalEEMod default ITE trip rate data.

(vii) *Localized Operational Emissions*

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The proposed Project is a mixed-use commercial and residential project and does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted.

(viii) *Air Quality Impact Summary*

The Project would not result in any significant effects relating to air quality.

(d) *Project-Specific Greenhouse Gas Impacts*

The following greenhouse gas emission impact analysis summarizes and incorporates by reference the information provided in the *121 W 3rd Street Mixed Use Development – Cat32 Exemption – Focused Air Quality, Greenhouse Gas, and Energy Impact Evaluation, City of Los Angeles, CA*, prepared by MD Acoustics, July 1, 2021 (AQ GHG Energy Assessment). The AQ GHG Energy Assessment is available as **Appendix C** to this document.

(i) *GHG Thresholds of Significance*

The Project emissions were compared to the SCAQMD's 3,000 MTCO₂e draft threshold for all land uses.¹⁸

(ii) *GHG Emissions*

Table III-9 outlines the construction and operational GHG emissions for the Project. The Project's emissions are below (2,547.94 MTCO₂e) the SCAQMD's draft screening threshold of 3,000 MTCO₂e for all land uses and; therefore, the impact is less than significant.

¹⁸ <https://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ghg-significance-thresholds/page/2>

**Table III-9
Opening Year Project-Related Greenhouse Gas Emissions**

Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO _{2e}
Area Sources ²	0.00	77.11	77.11	0.01	0.00	77.67
Energy Usage ³	0.00	778.87	778.87	0.03	0.01	781.96
Mobile Sources	0.00	1,347.41	1,347.41	0.06	0.10	1,368.37
Solid Waste ⁵	46.25	0.00	46.25	2.73	0.00	114.57
Water ⁶	7.45	143.86	151.31	0.77	0.02	176.26
Construction ⁷	0.00	28.46	28.46	0.00	0.00	29.11
Total Emissions	53.70	2,375.71	2,429.41	3.64	0.09	2,547.94
SCAQMD Draft Screening Threshold						3,000
Exceeds Thresholds?						No
<i>Notes:</i> 1. Source: CalEEMod Version 2020.4.0 2. Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment. 3. Energy usage consist of GHG emissions from electricity and natural gas usage. 4. Mobile sources consist of GHG emissions from vehicles. 5. Solid waste includes the CO ₂ and CH ₄ emissions created from the solid waste placed in landfills. 6. Water includes GHG emissions from electricity used for transport of water and processing of wastewater. 7. Construction GHG emissions based on a 30-year amortization rate. Source (table): MD Acoustics, 2021.						

(iii) Consistency with Applicable Plans

1. Consistency with the City's General Plan

The Project Site is located within the Central City Community Plan Area of the City of Los Angeles. The Project Site has a current land use classification of Regional Center Commercial according to the Central City Community Plan; the corresponding zones for the Regional Center Commercial Designation include CR, C1.5, C2, C4, C5, R3, R4, R5, RAS3 and RAS4. The Project Site is zoned [Q]C4-4D where Q condition restricts the height of development to 150 feet with unlimited number of stories, and the D limitation restricts the overall FAR of the Property to 6:1. The C4-4D zone permits both commercial and residential uses. Residential uses are permitted at one dwelling unit per 400 square feet of lot area. However, for developments combining residential and commercial uses in the Central City Community Plan Area or within a designated Regional Center Commercial area, residential uses may be calculated at R5 density, or 1/200 square feet. Notwithstanding the above density provisions, the Project Site is permitted unlimited density because it is located within the Greater Downtown Housing Incentive Area. Therefore, the Project is consistent with the land use and zoning designations of the City's General Plan and Community Plan.

The Project will be subject to the policies and ordinances pertaining to air quality and climate change in the City's General Plan. Although the Project would generate greenhouse gas emissions, either directly or indirectly, these emissions are short-term and not considered to have a significant impact on the environment. Furthermore, estimated Project emissions have demonstrated that they will be below any significant thresholds as outlined by SCAQMD.

In addition, as shown in **Appendix C**, the project's GHG impacts have been evaluated by assessing the project's consistency with applicable statewide, regional, and local GHG reduction plans and strategies.

2. *Consistency with the City of Los Angeles' Sustainable City pLAN and Green New Deal*

The applicable plan for the Project is the L.A. Green New Deal Sustainable city pLAN 2019, which is an update to the City of Los Angeles' Sustainable City pLAN (Plan) adopted by the City in April 2015. The Green New Deal Sustainable City pLAN establishes visions for the City in thirteen topic areas including environmental justice, renewable energy, local water, clean and healthy buildings, housing and development, mobility and public transit, zero emission vehicles, industrial emissions and air quality monitoring, waste and resource recovery, food systems, urban ecosystems and resilience, prosperity and green jobs, and lead by example.

Project consistency with all of the applicable targets within the Green New Deal Sustainable City pLAN are assessed in Table 6 of **Appendix C**. As shown in Table 6, the Project would not conflict with the applicable targets within the Green New Deal Sustainable City Plan.

3. *Consistency with Executive Orders S-03-05 and B-30-15*

Executive Orders S-3-05 and B-30-15 are orders from the State's Executive Branch for the purpose of reducing GHG emissions. These strategies call for developing more efficient land-use patterns to match population increases, workforce, and socioeconomic needs for the full spectrum of the population. The Project includes elements of smart land use as it is an infill development well-served by transportation infrastructure and near public transit.

Although the Project's emissions level in 2050 cannot be reliably quantified, statewide efforts are underway to facilitate the State's achievement of that goal and it is reasonable to expect the Project's emissions profile to decline as the regulatory initiatives identified by ARB in the First Update are implemented, and other technological innovations occur. As such, given the reasonably anticipated decline in project emissions once fully constructed and operational, the Project is consistent with the Executive Order's horizon-year goal. Therefore, the Project is consistent with Executive Orders S-3-05 and B-30-15.

4. *Consistency with AB32 Scoping Plan*

The ARB Board approved a Climate Change Scoping Plan in December 2008. The Scoping Plan outlines the State’s strategy to achieve the 2020 greenhouse gas emissions limit. The Scoping Plan “proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health” (California Air Resources Board 2008). The measures in the Scoping Plan have been in place since 2012.

This Scoping Plan calls for an “ambitious but achievable” reduction in California’s greenhouse gas emissions, cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 10 percent from today’s levels. In May 2014, the CARB released its First Update to the Climate Change Scoping Plan (CARB 2014). This Update identifies the next steps for California’s leadership on climate change. In November 2017, the CARB released the 2017 Scoping Plan. This Scoping Plan incorporates, coordinates, and leverages many existing and ongoing efforts and identifies new policies and actions to accomplish the State’s climate goals, and includes a description of a suite of specific actions to meet the State’s 2030 GHG limit. The 2017 Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible, and cost-effective strategies to ensure that California meets its GHG reduction targets.

As the latest, 2017 Scoping Plan builds upon previous versions, project consistency with applicable strategies of both the 2008 and 2017 Plan are assessed in Table 7 of **Appendix C**. As shown in Table 7, the Project would not conflict with the applicable strategies within the Scoping Plan.

5. *Consistency with SCAG’s 2016-2040 RTP/SCS*

At the regional level, the 2016-2040 RTP and Sustainable Communities Strategy represent the region’s Climate Action Plan that defines strategies for reducing GHGs. In order to assess the Project’s potential to conflict with the RTP/SCS, this section analyzes the project’s land use profile for consistency with those in the Sustainable Communities Strategy. Generally, projects are considered consistent with the provisions and general policies of applicable City and regional land use plans and regulations, such as SCAG’s Sustainable Communities Strategy, if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals.

Table 8 of **Appendix C** demonstrates the Project’s consistency with the Actions and Strategies set forth in the 2016- 2040 RTP/SCS. As shown in Table 8, the Project would not conflict with the GHG reduction related actions and strategies contained in the 2016-2040 RTP/SCS.

6. *Consistency with the City of Los Angeles ClimateLA Implementation Plan*

The “ClimateLA” plan focuses on transportation, energy, water use, land use, waste, open space and greening, and economic factors to achieve emissions reductions. The Project is required to comply with CALGreen and the City’s Green Building Code, as well as solid waste diversion policies administered by CalRecycle, and is an infill location with immediate access to significant public transit, pedestrian, and bicycle facilities. Therefore, the Project is consistent with the “ClimateLA” plan.

7. *Consistency with the City of Los Angeles Green Building Ordinance*

The Los Angeles Green Building Ordinance requires that all projects filed on or after January 1, 2014 comply with the current Los Angeles Green Building Code as amended to comply with the 2016 and 2019 CALGreen Codes. Mandatory measures under the Green Building Ordinance that would help reduce GHG emissions include short- and long-term bicycle parking measures; designated parking measure; and electric vehicle supply wiring. The Project would include 182 bicycle parking spaces including 162 long-term and 20 short-term spaces and a conduit for on-site electric automobile charging stations in the parking garage as required per the City’s Building Code. The Green Building Ordinance also includes measures that would increase energy efficiency on the project site, including installing Energy Star rated appliances and installation of water conserving fixtures, that the Project is required to comply with. Therefore, the Project is consistent with the Los Angeles Green Building Ordinance.

(iv) *Greenhouse Gas Impact Summary*

The Project would not result in any significant effects relating to greenhouse gas emissions.

(e) *Project-Specific Water Quality Impacts*

(i) *Groundwater*

Based upon the criteria established in the *L.A. CEQA Thresholds Guide*, a project would normally have a significant impact on groundwater level if it would change potable water levels sufficiently to:

- Reduce the ability of a water utility to use the groundwater basin for public water supplies, conjunctive use purposes, storage of imported water, summer/winter peaking, or respond to emergencies and drought;
- Reduce yields of adjacent wells or well fields (public or private);
- Adversely change the rate or direction of flow of groundwater; or

- Result in demonstrable and sustained reduction in groundwater recharge capacity.

The Project does not involve the extraction of groundwater and it would not result in a reduction in aquifer volume or lower the local groundwater table. The historically highest groundwater level is greater than 40 feet below grade and groundwater was observed at approximately 39 feet below grade during site exploration in 2020.¹⁹ Water seepage and perched water was observed at the contact between the fill and the bedrock at a depth of approximately 17.5 feet below the existing grade.²⁰ It is anticipated that the proposed Project would require excavation of unsuitable fill material in order to build the proposed basement parking level; because water was observed at 17.5 feet below grade, such perched water could be encountered during construction activities. Such activities would comply with all required geotechnical recommendations related to groundwater and, if necessary, dewatering, pursuant to the Geotechnical Report and the Department of Building and Safety (LADBS). However, operation of the Project would not interfere with any groundwater recharge activities within the area. The Project Site is entirely paved in its existing condition and the degree to which any surface water infiltration and groundwater recharge occurs on-site is negligible. Therefore, impacts to groundwater would be less than significant.

(ii) *Surface Water*

Based upon the criteria established in the *L.A. CEQA Thresholds Guide*, a project would normally have a significant impact on surface water quality if discharges associated with a project would create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable National Pollution Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving water body. For the purpose of this issue, a significant impact may occur if a project would discharge water which does not meet the quality standards of agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts would also occur if a project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include compliance with the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements to reduce potential water quality impacts.

(a) Construction

Construction activities associated with the Project have the potential to degrade water quality through the exposure of surface runoff (primarily rainfall) to exposed soils, dust,

¹⁹ NTS Geotechnical, *Preliminary Geotechnical Engineering Report, 129 West 3rd Street and 240 S Spring Street, Los Angeles, California. January 27, 2021.*

²⁰ NTS Geotechnical, *Preliminary Geotechnical Engineering Report, 129 West 3rd Street and 240 S Spring Street, Los Angeles, California. January 27, 2021.*

and other debris, as well as from runoff from construction equipment. Construction associated with the Project would be subject to the requirements of Los Angeles Regional Water Quality Control Board (LARWQCB) Order No. R4-2012-0175-A01, NPDES No. CAS004001, effective December 28, 2012, Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County (the “Los Angeles County MS4 Permit”), which controls the quality of runoff entering municipal storm drains in Los Angeles County. Section VI.D.8 of the Los Angeles County MS4 Permit, Development Construction Program, requires permittees (which include the City) to enforce implementation of Best Management Practices (BMPs), including, but not limited to, approval of an Erosion and Sediment Control Plan (ESCP) for all construction activities within their jurisdiction.²¹ ESCPs are required to include the elements of a Stormwater Pollution Prevention Plan. Accordingly, the construction contractor for the Project would be required to implement BMPs that would meet or exceed local, State, and federal mandated guidelines for stormwater treatment to control erosion and to protect the quality of surface water runoff during the construction period. BMPs utilized could include, without limitation: disposing of waste in accordance with all applicable laws and regulations; cleaning up leaks, drips, and spills immediately; conducting street sweeping during construction activities; limiting the amount of soil exposed at any given time; covering trucks; keeping construction equipment in good working order; and installing sediment filters during construction activities. Therefore, potential impacts during construction of the Project would be less than significant.

(b) Operation

With respect to water quality during operation of the Project, Los Angeles County and all incorporated cities within Los Angeles County (except the City of Long Beach) are permittees under the Los Angeles County MS4 Permit. Section VI.D.7 of the Los Angeles County MS4 Permit, Planning and Land Development Program, is applicable to, among others, land-disturbing activities that result in the creation or addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site, which would apply to the Project.²² This Program requires, among other things, that the Project runoff volume from the following be retained on-site: (a) the 0.75 inch, 24-hour rain event; or (b) the 85th percentile, 24-hour rain event, as determined from the Los Angeles County 85th percentile precipitation isohyetal map, whichever is greater. The Project would also be subject to the BMP requirements of the SUSMP adopted by LARWQCB. As a

²¹ *California Regional Water Quality Control Board – Los Angeles Region, MS4 Discharges within the Coastal Watersheds of Los Angeles County Except those Discharges Originating from the City of Long Beach MS4, Order No. R4-2012-0175, as amended by Order WQ 2015-0075, NPDES No. CAS004001, page 116 et seq.*

²² *California Regional Water Quality Control Board – Los Angeles Region, MS4 Discharges within the Coastal Watersheds of Los Angeles County Except those Discharges Originating from the City of Long Beach MS4, Order No. R4-2012-0175, as amended by Order WQ 2015-0075, NPDES No. CAS004001, page 97 et seq.*

permittee, the City is responsible for implementing the requirements of the County-wide SUSMP within its boundaries. In compliance with these regulatory requirements, a Project-specific SUSMP would be implemented during the operation of the Project. In compliance with the Los Angeles County MS4 Permit and SUSMP requirements, the Project would be required to retain, treat and/or filter stormwater runoff through biofiltration before it enters the City stormwater drain system. The system incorporated into the Project must follow design requirements set forth in the MS4 permit and must be approved by the City. Adherence to the requirements of the MS4 Permit and SUSMP would ensure that potential impacts associated with water quality would be less than significant. With appropriate Project design and compliance with the applicable federal, State, local regulations, and permit provisions, impacts of the Project related to stormwater runoff quality would be less than significant.

In addition, the Project would be subject to the provisions of the City's Low Impact Development (LID) Ordinance, which is designed to mitigate the impacts of increases in runoff and stormwater pollution as close to the source as possible. LID comprises a set of site design approaches and BMPs that promote the use of natural systems for infiltration, evapotranspiration and use of stormwater, as appropriate. The LID Ordinance would require the Project to incorporate LID standards and practices to encourage the beneficial use of rainwater and urban runoff and reduce stormwater runoff such as the installation of LID BMPs for, at a minimum, the first flush or the equivalent of the greater between the 85th percentile storm and first 0.75-inch of rainfall for any storm event. In this regard, the City has established review procedures to be implemented by the Department of City Planning, Department of Building and Safety (LADBS), and Department of Public Works that parallel the review of the SUSMP discussed above. Incorporation of these features would minimize the increase in stormwater runoff from the Project Site. The SUSMP consists of structural BMPs built, such as on-site filtration, capture and reuse of stormwater runoff, and biofiltration/bioretention of stormwater runoff into the Project for ongoing water quality purposes over the life of the Project. Additionally, because the Project Site does not currently operate under a SUSMP, implementation of the Project with a SUSMP would improve water quality leaving the Project Site compared to existing conditions. Furthermore, in the existing condition, the Project Site is paved with impervious materials, and it appears stormwater discharges from the Project Site without filtration. Considering the Project Site would be developed with a residential building that incorporates exterior landscaping, the post-project condition would have an increase in the amount of pervious surfaces on-site. Accordingly, there would be an incremental decrease in the imperviousness of the Project Site and runoff volumes into the existing storm drain system would decrease. Therefore, impacts would be less than significant.

(iii) *Summary*

As the approval of the Project would not result in any significant effects relating to traffic, noise, air quality, greenhouse gases, or water quality, the Project meets this condition.

Condition (e): The site can be adequately served by all required utilities and public services.

The following provides a Project-specific analysis of the impacts to utilities and public services that would serve the Project.

(a) *Impacts to Project-Serving Utilities*

(i) *Water Treatment Facilities and Existing Infrastructure*

The City of Los Angeles Department of Water and Power (LADWP) currently supplies water to the Project Site. LADWP is responsible for ensuring that water demand within the City is met and that State and federal water quality standards are achieved. The LADWP ensures the reliability and quality of its water supply through an extensive distribution system that includes more than 7,336 miles of pipes, and more than 115 storage tanks and reservoirs.²³ Much of the water flows north to south, entering Los Angeles at the Los Angeles Aqueduct Filtration Plant (LAAFP) in Sylmar, which is owned and operated by LADWP. Water entering the LAAFP undergoes treatment and disinfection before being distributed throughout the LADWP's Water Service Area. LADWP delivered approximately 436 million gallons of water per day to residents in fiscal year 2018-2019.²⁴

The Project's estimated water consumption is presented on **Table III-10, Estimated Average Daily Water Consumption**. As shown, the Project would consume a total of approximately 44,357 gallons per day (gpd) (approximately 0.044 mgd), or approximately 59.52 acre-feet of water per year. Implementation of the Project is not expected to measurably reduce LAAFP's capacity, and as such, no new or expanded water treatment facilities would be required. Further, the Project would be within the growth projections of the LADWP and it is, therefore, anticipated that LADWP would be able to meet the Project's water treatment demand. Therefore, with respect to water treatment facilities, impacts would be less than significant.

²³ Los Angeles Department of Water and Power, 2019-2020 Briefing Book.

²⁴ Los Angeles Department of Water and Power, 2019-2020 Briefing Book.

**Table III-10
Estimated Average Daily Water Consumption**

Land Use	Size	Consumption Rate^a	Total Water Consumed (gpd)	Total Water Consumed (AF/Y)
Studio apartments	60 du	90 gpd/du	5,400	7.26
One-bedroom apartments	216 du	132 gpd/du	28,512	38.35
Two-bedroom apartments	55 du	180 gpd/du	9,900	13.31
Retail	6,350 sf	30 gal/1,000 sf	191	0.21
Landscaped Area	5,894 sf	60 gpd/1,000 sf	354	0.39
Project Total			44,357	59.52
<i>Notes: sf = square feet; du = dwelling units; gpd = gallons per day; AF/Y = acre-feet per year. Estimated gallons per day have been rounded.</i> ^a <i>Based on 120% of rates provided in City of Los Angeles Bureau of Sanitation, Sewer Generation Rates Table, April 6, 2012.</i> <i>Source (table): EcoTierra Consulting, 2021.</i>				

In addition to supplying water for domestic uses, LADWP also supplies water for fire protection services, in accordance with the Fire Code. City of Los Angeles Fire Department (LAFD) requires a water flow of 6,000 to 9,000 gallons per minute (gpm). If water main or infrastructure upgrades are required to serve the Project, the Code requires the Project Applicant to pay for such upgrades, which would be constructed by either the Project Applicant or LADWP. To the extent such upgrades result in a temporary disruption in service, proper notification to LADWP customers would take place, as is standard practice. In the event that water main and other infrastructure upgrades are required, it would not be expected to create a significant impact to the physical environment because: (1) any disruption of service would be of a short-term nature, (2) replacement of the water mains would be within public rights-of-way, and (3) any foreseeable infrastructure improvements would be limited to the immediate Project vicinity. Therefore, potential impacts resulting from water infrastructure improvements, if any are to be required, would be less than significant.

Furthermore, the Project would comply with the City's mandatory water conservation measures that, relative to the City's increase in population, have reduced the rate of water demand in recent years. LADWP's growth projections are based on conservation measures and adequate treatment capacity that is, or would be, available to treat LADWP's projected water supply, as well as the LADWP's expected water sources. Compliance with water conservation measures, including Title 20 and 24 of the California Administrative Code would serve to reduce the projected water demand. Chapter XII of LAMC comprises the City's Emergency Water Conservation Plan.

The Emergency Water Conservation Plan stipulates conservation measures pertaining to water closets, showers, landscaping, maintenance activities, and other uses. At the State level, Title 24 of the California Administrative Code contains the California Building Standards, including the California Plumbing Code (Part 5), which promotes water conservation. Title 20 of the California Administrative Code addresses Public Utilities and Energy and includes appliance efficiency standards that promote conservation. Various sections of the Health and Safety Code also regulate water use.

On April 7, 2017, following unprecedented water conservation averaging approximately 25 percent across the State and plentiful winter rain and snow, the governor ended the drought state of emergency in most of California (including Los Angeles County) through Executive Order B-40-17. Executive Order B-40-17 builds on actions taken in Executive Order B-37-16, which remains in effect, to continue making water conservation a way of life in California.²⁵ Executive Order B-37-16 (Making Water Conservation a California Way of Life) directs the California Department of Water Resources to work with the State Water Resources Control Board (SWRCB) to make some of the requirements of the emergency conservation regulation permanent so as to build upon and exceed the existing State law requirements to achieve a 20 percent reduction in urban water usage by 2020. These water use targets shall be based on strengthened standards that were developed in response to the State's conservation mandate regarding indoor residential per capita water use; outdoor irrigation, in a manner that incorporates landscape area, local climate, and new satellite imagery data; commercial, industrial, and institutional water use; and water lost through leaks. Overall, the Project's water demand is expected to comprise a small percentage of LADWP's existing water supplies. Moreover, as discussed below, the Project's anticipated water demand is consistent with demand projected under LADWP's UWMP. Therefore, the impact would be less than significant.

(ii) Wastewater Treatment Facilities and Existing Infrastructure

The City's Bureau of Sanitation provides sewer service to the Project area. The Project Site does not currently have sewer service installed on the site, but has a connection available to the City's sewer system via a 16-inch sewer pipeline located along Spring Street where it is conveyed southward.²⁶ Sewage from the Project Site would ultimately be conveyed via existing sewer infrastructure to the Hyperion Treatment Plant (HTP), which has the capacity to treat approximately 450 mgd of wastewater to full secondary treatment level and currently treats 260 mgd. The remaining capacity at the HTP is approximately 190 million gpd or approximately 42 percent of its total capacity.²⁷

²⁵ State Water Resources Control Board, Press Room, Announcements, State Releases Plan to Make Water Conservation a Way of Life, April 7, 2017.

²⁶ City of Los Angeles, Bureau of Engineering, Public Works Department, NavigateLA.

²⁷ City of Los Angeles, One Water LA 2040 Plan, Volume 2, Wastewater Facilities Plan, page 59.

Estimated Project wastewater generation is presented below in **Table III-11, Estimated Average Daily Wastewater Generation**. As shown, the Project would generate approximately 36,669 gpd (0.036 mgd) of wastewater. Therefore, the HTP would have adequate capacity to serve the Project. As such, with respect to the capacities of wastewater treatment facilities, impacts would be less than significant.

**Table III-11
Estimated Average Daily Wastewater Generation**

Land Use	Size	Generation Rate^a	Total Wastewater Generated (gpd)
Studio apartments	60 du	75 gpd/du	4,500
One-bedroom apartments	216 du	110 gpd/du	23,760
Two-bedroom apartments	55 du	150 gpd/du	8,250
Retail	6,350 sf	25 gpd/1,000 sf	159
Project Total			36,669
Notes: sf = square feet; du = dwelling units; gpd = gallons per day. Some numbers have been rounded.			
^a Based on rates provided in City of Los Angeles Bureau of Sanitation, Sewer Generation Rates Table, April 6, 2012.			
Source (table): EcoTierra Consulting, 2021.			

Based on the estimated net wastewater generation of approximately 36,669 gpd (0.036 mgd), and given the infill location of the Project Site surrounded by commercial, institutional, and residential uses that are well-served by existing utility infrastructure, it is reasonably anticipated that the existing sewer lines have sufficient capacity to accommodate the additional flow. Nonetheless, as part of the building permit process, the City will require detailed gauging and evaluation of the Project's wastewater connection point at the time of connection to the system. If deficiencies are identified at that time, the Project Applicant would be required, at its own cost, to build secondary sewer lines to a connection point in the sewer system with sufficient capacity, in accordance with standard City procedures. The installation of any such secondary lines, if needed, would require minimal trenching and pipeline installation in accordance with all City permitting requirements, which would be a temporary action and would not result in any adverse environmental impacts. Therefore, impacts would be less than significant.

(iii) Existing and Projected Water Supply

The City's water supply primarily comes from the Los Angeles-Owens River Aqueduct, State Water Project, and from the Metropolitan Water District of Southern California (MWD), which is obtained from the Colorado River Aqueduct, and to a lesser degree from local groundwater sources. MWD uses a land use-based planning tool that allocates projected demographic data from SCAG into water service areas for each of MWD's

member agencies. These sources, along with recycled water, are expected to supply the City's water needs in the years to come. The LADWP *2015 Urban Water Management Plan* confirmed that the rate of water use in the City has remained relatively consistent over the previous five years and about the same as in the 1970s despite the fact that over 1.1 million more people now live in Los Angeles. The *2015 Urban Water Management Plan* water demand projection for 2040 is approximately 709,500 acre-feet. As shown in **Table III-10, Estimated Average Daily Water Consumption**, the Project is anticipated to consume a total of approximately 59.52 af/y of water. This projected water demand from the Project falls within the UWMP's projected water supplies through 2040, representing less than approximately 0.007 percent of the projected water supply (709,500 af/y). The City is also making efforts to increase the availability of water supplies, including increasing recycled water use and identification of alternative water supplies, such as water transfer, desalination, and stormwater runoff reuse, as well as implementing management agreements for long-term groundwater use strategies to prevent overdraft. Consideration of existing sources of supply, coupled with the combined effect of these City efforts to increase available water supplies, it is expected to assure adequate water supplies for the LADWP service area through at least 2040. Therefore, the amount of new annual demand from the Project would be insignificant relative to available supplies through 2040, projected growth in Los Angeles, and planned water resource development by LADWP.

LADWP's Water System 10-Year Capital Improvement Program for the Fiscal Years 2010-2019 details LADWP's 10-year process of capital upgrades to the water infrastructure system of the City and increasing its water resources, enhance the quality of water it distributes, and improve the security of the water supply. These goals are accomplished by replacing and/or adding to the water system infrastructure, complying with and/or exceeding all state and federal water regulations, looking for new sources of water supply as well as conserving those already in existence, and adopting new and improved security measures to ensure the safety of the city's water. Through this program, LADWP can provide reliable sources of water to the residents of the City.²⁸ Thus, sufficient water supplies are anticipated to be available to serve the Project from existing entitlements and resources, and new or expanded entitlements would not be necessary. Moreover, the Project's housing and population increases are consistent with the RTP/SCS and UWMP (making the addition of 331 dwelling units resulting from the Project consistent with regional growth). Thus, the Project's estimated water usage is within applicable projections and would not exceed the amount anticipated by the City's long-range land use and planning efforts.

²⁸ *City of Los Angeles Department of Water and Power, Water System Ten-Year Capital Improvement Program for the Fiscal Years 2010-2019.*

The Project would also comply with Ordinance No. 170,978 (Landscape Ordinance), which imposes numerous water conservation measures in landscaping, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season), therefore helping to reduce the Project's water demand.

Water demand would be further reduced through adherence to the City's existing regulatory compliance measures including the following:

- High-efficiency toilets (maximum 1.28 gallons per flush), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gallons per flush), including no-flush or waterless urinals, in all restrooms as appropriate.
- Restroom faucets with a maximum flow rate of 1.5 gallons per minute and self-closing design.
- High-efficiency Energy Star-rated dishwashers, as applicable.
- Prohibiting the use of single-pass cooling equipment (single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system).
- Demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwellings.
- No more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- High-efficiency clothes washers (water factor of 6.0 or less), if provided in either individual units and/or in a common laundry room(s).
- Weather-based irrigation controller with rain shutoff.
- 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 plan materials.
- Use of landscape contouring to minimize precipitation runoff.

- A separate water meter (or submeter), flow sensor, and master valve shutoff for irrigated landscape areas totaling 5,000 square feet and greater.

Thus, it is reasonably anticipated that the Project would not create any water system capacity issues, and sufficient reliable water supplies would be available to meet Project demands. Therefore, impacts would be less than significant.

(iv) *Solid Waste Disposal*

Solid waste generated within the City is disposed of at privately-owned landfill facilities throughout Los Angeles County. While the Bureau of Sanitation provides waste collection services to single-family and some small multi-family developments, private haulers provide waste collection services for most multi-family residential developments within the City. It is reasonably anticipated then, that the Project Applicant would contract with a local commercial solid waste hauler following completion of the Project. As is typical for most solid waste haulers in the greater Los Angeles area, the hauler would be anticipated to separate and recycle all reusable material collected from the Project Site at a local materials recovery facility. The remaining solid waste would be disposed of at a variety of landfills, depending on with whom the hauler has contracts. Most commonly, the City is served by the Sunshine Canyon Landfill. This Class III landfill accepts non-hazardous solid waste including construction and demolition (C&D) waste. Moreover, as of 2019, Azusa Land Reclamation is the only permitted inert (i.e., unclassified and C&D waste which includes earth, rock, concrete rubble, asphalt paving fragments, etc.) in Los Angeles County that has a full solid waste facility permit.²⁹ **Table III-12, Current Landfill Capacity and Intake**, details the permitted daily intake and estimated remaining capacity at these landfills currently.

Table III-12
Current Landfill Capacity and Intake

Landfill Facility	Permitted Daily Intake (tpd) ^a	2019 Average Daily Intake (tpd) ^a	Estimated Total Remaining Permitting Capacity ^a (million tons)
Class III Landfill			
Sunshine Canyon	12,100	6,387	55
Inert Construction & Demolition Waste-Accepting Landfill			
Azusa Land Reclamation	6,500	1,038	59
Notes: tpd = tons per day			
^a Los Angeles County Department of Public Works, <i>Countywide Integrated Waste Management Plan, 2019 Annual Report</i> , published September 2020, pages 57 and 67.			
Source (table): EcoTierra Consulting, 2021.			

²⁹ Los Angeles County Department of Public Works, *Countywide Integrated Waste Management Plan, 2019 Annual Report*, published September 2020, page 33.

(a) Construction

Implementation of the Project would generate C&D waste. C&D debris includes concrete, asphalt, wood, drywall, metals, concrete rubble, and other miscellaneous and composite materials. **Table III-13, Estimated Project Construction and Demolition Solid Waste**, presents the Project's estimated C&D waste.

Table III-13
Estimated Project Construction and Demolition Solid Waste

Construction Activity	Size	Generation Rate ^a	Total Solid Waste Generated
Project Construction	243,974 sf ^b	4.39 lbs/sf	1,071,045 lbs (535.5 tons)
<i>Notes: sf = square feet; lbs = pounds. Numbers have been rounded.</i> ^a Source: U.S. Environmental Protection Agency, <i>Estimating 2003 Building-Related Construction and Demolition Material Amounts</i> , March 2009, Table 2-1 (Residential Construction). ^b Gross building useable area square footage. Source (table): EcoTierra Consulting, 2021.			

As shown in **Table III-13**, the Project would generate approximately 1,071,045 pounds or 535.5 tons of C&D debris. This forecasted solid waste generation is a conservative estimate as it assumes no reductions in solid waste generation would occur due to recycling. In order to help meet the landfill diversion goals, the City adopted the Citywide C&D Waste Recycling Ordinance (Ordinance No. 181,519). This ordinance, which became effective January 1, 2011, requires that all haulers and contractors responsible for handling C&D waste obtain a Private Solid Waste Hauler Permit from the Bureau of Sanitation prior to collecting, hauling, and transporting C&D waste. It requires that all C&D waste generated within City limits be taken to City-certified C&D waste processors, where the waste would be recycled to the extent feasible. Moreover, there are 148.40 million tons of remaining capacity available in Los Angeles County for the disposal of inert waste.³⁰ Some C&D waste may also be landfilled at the Sunshine Canyon Class III landfill. Thus, Project-generated C&D waste would represent a very small percentage of the waste disposal capacity in the region, and, as noted, the aggregate amount estimated in the above table would not all be landfilled since the Project would comply with City's recycling requirements. Therefore, solid waste impacts from C&D activities would be less than significant.

³⁰ County of Los Angeles Department of Public Works, *Countywide Integrated Management Plan 2019 Annual Report*, September 2020, page 32.

(b) Operation

The Project's estimated operational solid waste generation is presented in **Table III-14, Estimated Project Operational Solid Waste**.

**Table III-14
Estimated Project Operational Solid Waste**

Land Use	Size	Generation Rate ^a	Total Solid Waste Generated (lbs/day)
Residential	331 units	12.23 lbs/unit	4,048
Retail/Restaurant	6,350 sf	0.005 lb/sf	32
Project Total			4,080
<i>Notes: sf = square feet; lbs = pounds</i> ^a <i>L.A. CEQA Thresholds Guide, 2006, page M.3-2.</i> <i>Source (table): EcoTierra Consulting, 2021.</i>			

AB 374 mandates a 75 percent landfill diversion rate by 2020.³¹ Furthermore, the City's Solid Waste Integrated Resources Plan – A Zero Waste Master Plan, aims to achieve a goal of 90 percent diversion by 2025 within the City.³² The Bureau of Sanitation's Solid Resources Citywide Recycling Division (SRCRD) develops and implements source reduction, recycling, and re-use programs in the City.³³ The SRCRD provides technical assistance to public and private recyclers, manages the collection and disposal programs for Household Hazardous Waste, and helps create markets for recycled materials.³⁴ At the State-mandated minimum diversion rate of 75 percent, approximately 3,060 pounds would be recycled and the remaining 1,020 pounds (0.51 tons) would be landfilled. At the City's goal of 90 percent diversion, approximately 3,672 pounds would be recycled and the remaining 408 pounds (0.20 tons) would be landfilled. In either scenario, there is adequate landfill capacity for the Project's operational impact (see **Table III-14**, above). Furthermore, AB 341 requires multi-family residential developments with five units or more to provide for recycling services on site. Therefore, solid waste impacts from operation of the Project would be less than significant.

(v) *Natural Gas Existing Infrastructure*

Southern California Gas Company (SCG) provides natural gas service to the City, including the Project Site. The *2020 California Gas Report* presents a comprehensive outlook for natural gas requirements and supplies for California through 2035. SCG expects its active meter growth to increase by an annual average of 0.58 percent from the period 2019 through 2035; however, SCG expects natural gas demand in its service

³¹ *California Department of Resources and Recycling, California's 75 Percent Initiative.*

³² *City of Los Angeles, Solid Waste Integrated Resources Plan – A Zero Waste Master Plan, October 2013.*

³³ *Los Angeles Bureau of Sanitation, Solid Resources, Construction and Demolition Recycling Guide.*

³⁴ *Los Angeles Bureau of Sanitation, Solid Resources, Construction and Demolition Recycling Guide.*

area will decline at an annual rate of 1.0 percent during this same period. Specifically, the residential load in Southern California is expected to decline by 1.7 percent annually from 238 billion cubic feet in 2019 to 198 billion cubic feet in 2035. The decrease in gas demand results from a combination of continued decline in residential use per meter, increases in marginal gas rates, the impact of savings from SCG's Advanced Metering Infrastructure (AMI) project deployment which began in 2013, and CPUC authorized energy efficiency program savings in this market. These energy efficiency savings are forecasted to lead to very large reductions in residential gas use equaling a total of 18.8 billion cubic feet in year 2035.³⁵

The Project's natural gas consumption would represent an extremely small percentage of SCG's total usage supplied to residential buildings. Also, as the Project would be infill redevelopment, there is already a natural gas connection point; expansion for distribution infrastructure would not be required and capacity-enhancing alterations to existing facilities would be highly unlikely. SCG is satisfactorily meeting its obligations to its current customers and projects to meet obligations of its future customers. As such, SCG's existing infrastructure and storage supplies are well-prepared for the long-term forecasts. However, in the event SCG cannot provide service from the existing infrastructure, a system analysis would be conducted by SCG to determine the best method to provide service and appropriate actions such as pressure betterments may be initiated to resolve the issue. Thus, any corrective action, albeit unlikely, would be minimal and temporary, and would not result in any adverse environmental impacts. Therefore, impacts would be less than significant.

(vi) *Electrical Power Existing Infrastructure*

LADWP provides electrical service to the City, including the Project Site. On January 13, 2017, LADWP adopted the 2017 Power Integrated Resource Plan (IRP), which provides a 20-year roadmap to guide LADWP in meeting future energy needs by forecasting demand for energy and determine how that demand will be met by executing new projects and replacement projects and programs. In April 2018, LADWP approved the expansion of the IRP into the Power Strategic Long-Term Resource Plan (SLTRP),³⁶ which increased the planning horizon from 20 years ending in 2037 through 2050, in order to better align with Statewide GHG emissions goals and align with the City's 100 percent clean energy initiative. The SLTRP lays out alternative strategies for meeting LADWP's regulatory requirements and environmental policy goals for increasing renewable energy and reducing GHG emissions, while maintaining power reliability. The SLTRP provides detailed analysis and results of the updated Power SLTRP resource cases, which investigated the economic and environmental impact of increased Renewable Portfolio

³⁵ *California Gas and Electric Utilities, 2020 California Gas Report, page 99.*

³⁶ *Los Angeles Department of Water and Power, 2017 Power Strategic Long-Term Resource Plan, December 2017.*

Standard (RPS), local solar, energy storage, and various levels of transportation electrification within a 20-year horizon. LADWP generates power from a variety of different sources that include renewable energy, hydroelectric, natural gas, nuclear energy, and other fuels. LADWP utilizes renewable energy sources and is committed to meeting the requirement of the RPS Enforcement Program to use at least 33 percent of the State's energy from renewables by 2020 (LADWP reached 34 percent in 2019).³⁷ Current installed generation capacity is over 8,009 megawatts of power.³⁸

The Project Site is currently served by LADWP for electrical power. LADWP routinely plans capacity additions and changes at existing and new facilities as needed to supply area load. The Project's electrical consumption would be part of the total load growth forecast for the City and has been accounted for in the planned growth of the City's power system. Furthermore, as the Project would be infill redevelopment, there is already an electrical power connection point, and expansion for distribution infrastructure would not be required, nor would capacity-enhancing alterations to existing facilities be required from Project implementation. Therefore, impacts would be less than significant.

(b) *Impacts to Project-Serving Public Services*

(i) *Fire Protection*

LAFD considers fire protection services for a project to be adequate if a project is within the maximum response distance for the land use proposed. Pursuant to LAMC Section 57.507.3.3, the maximum response distance between high-density residential land uses (which is likely the most appropriate land use category for the Project) and a LAFD fire station that houses an engine company is 1.5 miles, and two miles from a station that houses a truck company. If these distances are exceeded, the project in question would be required to install automatic fire sprinkler systems.

The Project would be served primarily by Fire Station No. 4, located at 450 East Temple Street, approximately 1.2 roadway miles east of the Project Site.³⁹ Fire Station No. 4 includes an assessment engine, paramedic rescue ambulance, emergency medical services (EMS) battalion captain, and rescue ambulance, and as such, is within the maximum response distance of a station with an engine company and a truck company.⁴⁰ Even so, the Project would include automatic fire sprinkler systems as required by the Fire Code. Furthermore, Fire Station No. 9, located at 430 7th Street, approximately 0.6 roadway miles south of the Project Site, would also aid as needed. Fire Station No. 9 includes basic life services (BLS) rescue ambulance.⁴¹

³⁷ California Environmental Protection Agency, Air Resources Board, *Renewable Portfolio Standard*.

³⁸ Los Angeles Department of Water and Power website, *Power, Facts & Figures*.

³⁹ City of Los Angeles Fire Department website, *Find Your Station*.

⁴⁰ City of Los Angeles Fire Department, *Fire Station Directory*, March 2014.

⁴¹ City of Los Angeles Fire Department, *Fire Station Directory*, March 2014.

The adequacy of fire protection is also based upon the required fire flow, equipment access, and LAFD's safety requirements regarding needs and service for the area. The required fire flow necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard. Pursuant to LAMC Section 57.507.3.1, City-established fire flow requirements vary from 2,000 gpm in low-density residential areas to 12,000 gpm in high-density commercial or industrial areas. In any instance, a minimum residual water pressure of 20 pounds per square inch (PSI) is to remain in the water system while the required gpm is flowing. LAMC Section 57.507.3.3 identifies a fire flow requirement of 4,000 gpm for high density residential projects such as the Project as well as the maximum response distances to engine and truck companies discussed above. Moreover, the Project would include automatic fire sprinkler systems as required by the Fire Code. The adequacy of existing water pressure and availability in the Project area with respect to required fire flow would be confirmed by LAFD during the plan check review process. As part of the normal building permit process, the Project would be required to upgrade water service laterals, meters, and related devices, as applicable, in order to provide required fire flow; however, no new water facilities are anticipated. Moreover, such improvements would be conducted as part of the Project either on-site or off-site within the right-of-way, and as such, the construction activities would be temporary and not result in any significant environmental impacts.

LAMC Section 57.507.3.2 addresses land use-based requirements for fire hydrant spacing and type. Land uses in the High Density Residential and Neighborhood Commercial category require one hydrant per 100,000 square feet of land with 300 to 450-foot distances between 2.5-inch by 4-inch or 4-inch by 4-inch double fire hydrants. Regardless of land use, every first story of a residential, commercial, and industrial building must be within 300 feet of an approved hydrant. The Project would implement City Building and Fire Code requirements regarding Project components including, but not limited to, structural design, building materials, site access, clearance, hydrants, fire flow, storage and management of hazardous materials, alarm and communications systems, and building sprinkler systems. Compliance with these requirements would be demonstrated as part of a plot plan that would be submitted to LAFD for review and approval prior to issuance of a building permit in accordance with City regulations. Compliance with applicable City Building Code and Fire Code requirements would be demonstrated as part of LAFD's fire/life safety plan review and LAFD's fire/life safety inspection for new construction projects, as set forth in Section 57.118 of the LAMC, prior to the issuance of a building permit. Construction activities to install any new pipes or pumping infrastructure would be temporary and of short duration and would not result in any significant environmental impacts.

Emergency vehicle access to the Project Site would continue to be provided from local roadways. All improvements proposed would comply with the Fire Code, including any additional access requirements of LAFD. Additionally, emergency access to the Project

Site would be maintained at all times during both Project construction and operation pursuant to the Worksite Traffic Control Plan that would be prepared for the Project and approved by the City.

Therefore, for the reasons stated above, impacts related to adequate proximity to a fire station, fire flow, fire hydrants, and emergency access would be less than significant.

(ii) *Police Protection*

The Project Site is served by the City of Los Angeles Police Department's (LAPD) Central Community Police Station, which is located at 251 E. 6th Street, approximately 0.7 roadway miles south of the Project Site.⁴² The Central Community Police Station's boundaries include more than 40,000 people and covers 4.5 square miles. The Central Community Police Station is under the jurisdiction of LAPD's Central Bureau.⁴³ The Project Site is located in Reporting District 135.⁴⁴

(a) Construction

Construction sites, if not properly managed, have the potential to attract criminal activity (such as trespassing, theft, and vandalism) and can become a distraction for local law enforcement from more pressing matters that require their attention. However, as required by the City as a regulatory compliance measure, the Project would employ construction safety features including erecting temporary fencing along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to deter trespassing, vandalism, short-cut attractions, potential criminal activity, and other nuisances. Therefore, potential impacts to police protection services during the construction of the Project would be less than significant.

(b) Operation

Responses to thefts, vehicle burglaries, vehicle damage, traffic-related incidents, and crimes against persons could be anticipated to increase as a result of the increased on-site activity and increased traffic on adjacent streets and arterials. The Project would include adequate and strategically positioned lighting to enhance public safety. Visually obstructed and infrequently accessed "dead zones" would be limited, and, where possible, security controlled to limit public access. The building and layout design of the Project would also include nighttime security lighting and secure parking facilities. Additionally, the continuous visible and non-visible presence of residents at all times of the day would provide a sense of security during evening and early morning hours. As such, the Project's residents would be able to monitor suspicious activity at the building entry points. These preventative and proactive security measures would decrease the

⁴² *City of Los Angeles Police Department website, Find Your Community.*

⁴³ *City of Los Angeles Police Department, Valley Bureau, Foothill Community Police Station.*

⁴⁴ *City of Los Angeles Department of City Planning, Zone Information & Map Access System.*

amount of service calls that LAPD would otherwise receive. In light of these features, it is anticipated that any increase in demands upon police protection services would be relatively low, and not necessitate the construction of a new police station, the construction of which could potentially cause environmental impacts. Therefore, potential impacts to police protection services during the operation of the Project would be less than significant.

(iii) Schools

The Leroy F. Greene School Facilities Act of 1998 (SB 50) sets a maximum level of fees a developer may be required to pay to address a project's impacts on school facilities. The maximum fees authorized under SB 50 apply to zone changes, general plan amendments, zoning permits, and subdivisions. SB 50 is deemed to fully address school facilities impacts, notwithstanding any contrary provisions in CEQA or other State or local law.

To reduce any potential population growth impacts on public schools, the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district for the purpose of funding the construction or reconstruction of facilities (pursuant to California Education Code Section 17620(a)(1)). The Developer Fee Justification Study for Los Angeles Unified School District (LAUSD) was prepared to support the school district's levy of the fees authorized by Section 17620 of the California Education Code.⁴⁵ The Project would be required to pay the appropriate fees, based on the square footage, to LAUSD. Therefore, as payment of appropriate school fees to LAUSD is required by law and considered to fully address impacts, impacts would be less than significant.

(iv) Parks and Recreation

The City of Los Angeles Department of Recreation and Parks (LADRP) manages all municipal recreation and park facilities within the City. Consistent with the LADRP's recommended strategy to help alleviate the burden on existing park and recreational facilities, the Project would provide approximately 34,475 square feet of open space consisting of 11,750 square feet of private balconies, 8,618 square feet of indoor common space and 14,107 square feet of outdoor common space at the 2nd level courtyard and amenity deck levels for a total of 22,725 square feet of common open space. The open space and recreational amenities would help relieve stress on the City's existing park system. Even so, the Project would result in an increase in the use of parks and recreational facilities that may not have the capacity to serve residents. This impact would be reduced to a less than significant level through the payment of the park fees as required by LAMC Section 12.33. LADRP would collect these park fees based on their

⁴⁵ *Los Angeles Unified School District, Developer Fee Justification Study, March 2018.*

current rate and fee schedule. The City requires park fees to reduce the park- and open space-related impacts of new residential development projects, and requires these fees to be paid before a Certificate of Occupancy can be issued. Therefore, through provision of on-site open space and payment of required park fees, impacts to parks would be less than significant.

(v) *Libraries*

Los Angeles Public Library (LAPL) provides library services to the City. On March 8, 2011, City voters approved ballot Measure L, which amends the City Charter to incrementally increase the amount the City is required to dedicate annually from its General Fund to LAPL to an amount equal to 0.03 percent of the assessed value of all property in the City, and incrementally increase LAPL's responsibility for its direct and indirect costs until it pays for all of its direct and indirect costs. The measure was intended to provide neighborhood public libraries with additional funding to help restore library service hours, purchase books, and support library programs, subject to audits, using existing funds with no new taxes.⁴⁶

Essentially, the provision of library services is the responsibility of local government, which is typically financed through the City general funds. Regardless, the library's existing service level would be maintained without an additional library or alterations to the existing libraries. Therefore, combined with the LAPL standards for new development and the fees to help to pay for any improvements that the LAPL may do in the future impacts to library facilities would be less than significant.

(c) *Summary*

As demonstrated above, the Project can be adequately served by all required utilities and public services, the Project meets this condition.

(2) **Conclusion of Class 32 Categorical Exemption Conditions Consistency**

The Project meets all five conditions enumerated for a Class 32 Categorical Exemption under CEQA.

b) Exceptions to a Categorical Exemption

[State CEQA Guidelines Section] 15300.2. Exceptions

- (a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant.*

⁴⁶ Los Angeles Office of the City Clerk, *Interdepartmental Correspondence and Attachments Regarding Measure L*.

Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

- (b) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*
- (c) *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.*
- (d) *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*
- (e) *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*
- (f) *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

(3) Project Analysis

Exception (a): Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

This exception does not apply to the Project as the Project is seeking Class 32 Categorical Exemption. Nonetheless, the Project would not impact an environmental resource of hazardous or critical concern (see also the discussion for Exception [e]), below). As discussed under Condition (C), above, the Project Site does not contain any habitat capable of sustaining any species identified as endangered, rare, or threatened. Therefore, the exception is not applicable to the Project.

Exception (b): Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Cumulative impacts are two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (State CEQA Guidelines Section 15355). Cumulative impacts may be analyzed by considering a list of past, present, and probable future projects producing related or cumulative impacts (State CEQA Guidelines Section 15130[b][1][A]). An overview of each impact discussion is provided below, and as shown, the Project would not result in any Project-specific significant impacts, and would not have any impacts that are individually limited but cumulatively considerable.

(a) Local Land Use Plans and Zoning

Development of related projects is reasonably anticipated to occur in accordance with adopted plans and regulations. It is also reasonably anticipated that most of related projects would be compatible with the zoning and land use designations of each related project site and its existing surrounding uses. In addition, it is reasonable to assume that related projects under consideration in the surrounding area would implement and support local and regional planning goals and policies. Therefore, cumulative land use impacts would be less than significant.

(b) Endangered, Rare, or Threatened Species

The Project Site is located in an urbanized area. However, it is unknown whether or not any of the properties on which related projects may be located contain biological resources, such as sensitive species that may be listed at the federal or State level as endangered, rare, or threatened. Nonetheless, as the Project would not result in a potentially significant impact to listed species or habitat, there is no potential for the Project to contribute to a cumulative impact.

(c) Transportation

With respect to construction traffic, it is unknown whether or not any related projects would have overlapping construction schedules with the Project. However, similar to the Project, and pursuant to existing City regulations and policies, related projects would be required to submit formal construction staging and traffic control plans for review and approval by the City prior to the issuance of construction permits. These plans, identified as a Work Area Traffic Control Plan herein, would identify all traffic control measures, signs, delineators, and work instructions through the duration of construction activities. It is reasonably anticipated that related projects would comply with this requirement, similar to the Project, and as such, cumulative construction traffic impacts would be less than significant.

A forecast of on-street traffic conditions prior to occupancy of the Project was prepared as part of the Transportation Assessment (see **Appendix A** to this document) by incorporating the potential trips associated with other known development projects (related projects) in the area. With this information, the potential impact of the Project was evaluated within the context of the cumulative impact of all ongoing development. The related projects research was based on information on file at LADOT within a 0.5-mile radius of the Project Site.

The list of related projects in the Project Site area is presented in Table 3-2 of the Transportation Assessment (see **Appendix A** to this document). The location of the related projects is shown in Figure 3-11 of the Transportation Assessment (see **Appendix A** to this document). Traffic volumes expected to be generated by the related projects were calculated using rates provided in the ITE Trip Generation Manual. The related projects' respective traffic generation for the weekday AM and PM peak hours, as well as on a daily basis for a typical weekday, is summarized in Table 3-2 of the Transportation Assessment (see **Appendix A** to this document). The distribution of the related projects traffic volumes to the study intersections during the weekday AM and PM peak hours are displayed in Figure 3-12 of the Transportation Assessment (see **Appendix A** to this document).

Per Section 2.1.4 of the TAG, the analysis of cumulative consistency requires consultation and confirmation with LADOT and the City's Department of City Planning (LADCP). As with the Project, the related projects would include adequate bicycle facilities and include high density urban uses in proximity to the nearby multimodal transportation facilities. The related projects, as with the Project, would not conflict with adjacent street designations and classifications. Accordingly, there would be no significant cumulative impacts to which both the Project and other nearby related projects contribute to in regard to transportation policies or standards adopted to protect the environment and support multimodal transportation options and a reduction in VMT.

Based on the discussion and conclusion in the Transportation Assessment, the guiding language contained in the City's TAG, and review of related projects in the Project vicinity, this documentation is sufficient to demonstrate that there is also no cumulative inconsistency with the City's plans, policies, ordinances and programs, and therefore, the Project's cumulative impact would be less than significant. In addition, since the Project does not include any features that would preclude the City from completing and complying with these guiding documents and policy objectives, there is no cumulative inconsistency that can be determined.

As stated in Section 2.2.4 of the City's TAG document, analyses should consider both short-term and long-term project effects on VMT. Short-term effects are evaluated in the detailed Project-level VMT analysis summarized above. Long-term, or cumulative, effects

are determined through a consistency check with the SCAG RTP/SCS. The RTP/SCS is the regional plan that demonstrates compliance with air quality conformity requirements and GHG reduction targets. As such, projects that are consistent with this plan in terms of development, location, density, and intensity, are part of the regional solution for meeting air pollution and GHG goals. Projects that are deemed to be consistent would have a less than significant cumulative impact on VMT. Development in a location where the RTP/SCS does not specify any development may indicate a significant impact on transportation. However, as noted in the City's TAG document, for projects that do not demonstrate a project impact by applying an efficiency-based impact threshold (i.e., VMT per capita or VMT per employee) in the analysis, a less than significant project impact conclusion is sufficient in demonstrating there is no cumulative VMT impact. Projects that fall under the City's efficiency-based impact thresholds are already shown to align with the long-term VMT and GHG reduction goals of SCAG's RTP/SCS.

Based on the above Project-related VMT analysis and the conclusions reported in the Transportation Assessment (see **Appendix A** to this document) (i.e., which conclude that the Project falls under the City's efficiency-based impact thresholds and thus are already shown to align with the long-term VMT and GHG reduction goals of SCAG's RTP/SCS), no cumulative VMT impacts are anticipated. Therefore, a "no impact" determination can be made as it relates to the Project's cumulative VMT impact.

As such, cumulative operational transportation impacts would be less than significant.

(d) Noise

Development of the Project in combination with related projects in the vicinity of the Project Site could result in an increase in construction noise in an already urbanized area of the City. With respect to construction impacts, it is unknown whether any potential nearby projects would have overlapping construction schedules with the Project. However, as with the Project, any nearby project that could be built simultaneously with the Project would be required to meet the same LAMC requirements regarding construction noise levels. Specifically, construction of all projects would be subject to LAMC Section 41.40, which limits the hours of allowable construction activities. To comply with this and all applicable code standards, nearby development projects, much like the Project, would implement best practices and/or project design features to reduce construction noise levels. Accordingly, while concurrent construction of nearby projects in the vicinity of the Project Site could potentially contribute to cumulative increases in ambient noise levels, because the Project would not result in any significant construction noise increases, it would not result in a cumulatively considerable contribution to any such increase. Therefore, potential construction-related noise impacts would not be significant.

Cumulative operational noise impacts would occur primarily as a result of increased traffic on local roadways due to the Project and related projects within the study area. As

discussed above, the Project would not result in any significant VMT transportation impacts. With an insignificant generation of VMT, and an associated low number of anticipated traffic trips to and from the Project Site since most residents would not be driving on or off the site daily, the Project is not anticipated to make a cumulatively considerable contribution to a cumulative noise impact associated traffic noise sources.

In addition to cumulative mobile source noise levels, operation of the Project in combination with other projects that could potentially be developed nearby could result in an increase in operational noise in this urbanized area of the City.

Operation of the Project in combination with other projects that could potentially be developed nearby could result in an increase in operational or mobile noise in this urbanized area of the City. However, as described above, mobile and long-term noise impacts from Project operations would be negligible, as building operations and human activities inside and outside the Project would generate minimal noise impacts. Specifically, most on-site parking would be located in the subterranean parking level and therefore noise from parking would not generally be heard outside of the property. The Project's proposed outdoor open space areas are located interior to the Project as courtyards and thus any potential noise source within the open space courtyards would be attenuated by the Project building. Thus, Project operations would not result in a meaningful increase in noise as measured at the property line of surrounding sensitive uses compared to existing conditions. Moreover, as with the Project, other developments in the vicinity of the Project would be required to comply with the City's extensive regulatory requirements that limit operational noise sources to minimal levels. Accordingly, as the Project would not produce any significant operational noise impacts, it would not result in a cumulatively considerable contribution to any significant operational noise impacts. As such, cumulative on-site operational noise impacts would be less than significant.

(e) *Air Quality*

SCAQMD recommends that any construction-related emissions and operational emissions from individual development projects that exceed the project-specific mass daily emissions thresholds identified above also be considered cumulatively considerable. Individual projects that generate emissions not in excess of SCAQMD's significance thresholds would not contribute considerably to any potential cumulative impact. SCAQMD neither recommends quantified analyses of the emissions generated by a set of cumulative development projects nor provides thresholds of significance to be used to assess the impacts associated with these emissions. As described above, the Project does not generate any regional or localized emissions that exceed SCAQMD's thresholds; therefore, the Project would not contribute a cumulatively considerable

increase in emissions for the pollutants which the Basin is in nonattainment, and cumulative air quality impacts would be less than significant.

(f) *Greenhouse Gases*

Although the Project is expected to emit GHGs, the emission of GHGs by a single project into the atmosphere is not necessarily an adverse environmental effect. As discussed in CEQA case law,⁴⁷ the global scope of climate change and the fact that carbon dioxide and other GHGs, once released into the atmosphere, are not contained in the local area of their emission means that the impacts to be evaluated are also global rather than local. For many air pollutants, the significance of their environmental impact may depend greatly on where they are emitted; for GHGs, it does not.

For individual developments, like the Project, this fact gives rise to an argument that a certain amount of GHG emissions is as inevitable as population growth. Under this view, a significance criterion framed in terms of efficiency is superior to a simple numerical threshold because CEQA is not intended as a population control measure. Meeting statewide reduction goals does not preclude all new development. Rather, the Scoping Plan, the State's roadmap for meeting AB 32's target, assumes continued growth and depends on increased efficiency and conservation in land use and transportation from all Californians. To the extent a project incorporates efficiency and conservation measures sufficient to contribute its portion of the overall GHG reductions necessary, one can reasonably argue that the Project's impact is not cumulatively considerable, because it is helping to solve the cumulative problem of GHG emissions as envisioned by California law.

As discussed above, the Project would reduce GHGs in a manner consistent with applicable regulatory plans and policies to reduce GHG emissions, including: AB 32 Scoping Plan, SCAG's 2020-2045 RTP/SCS, Green LA Plan, and the Green New Deal.

Similar to the Project, all future projects in the State would be reviewed for consistency with applicable State, regional and local plans, policies, or regulations for the reduction of GHGs. Therefore, based on the discussion above, and consistent with *State CEQA Guidelines* Section 15064(h)(3), the Project's generation of GHG emissions would not be cumulatively considerable because the Project would not conflict with an applicable plan, policy, or regulation for the purposes of reducing the emissions of GHGs. Therefore, the Project's contribution to cumulative impacts to GHGs would not be cumulative considerable, and cumulative impacts would be less than significant.

⁴⁷ *Supreme Court of California, Center for Biological Diversity et al. v. California Department of Fish and Wildlife (2015), S217763, 11-13.*

(g) *Water Quality*

With respect to construction impacts, it is unknown whether any related projects would have overlapping construction schedules with the Project. However, similar to the Project, related projects would be required to comply with the City Building Code, NPDES requirements, etc. Assuming compliance with these regulatory requirements, similar to the Project, the cumulative water quality impact during construction would be less than significant.

With respect to operational impacts, development of the Project in combination with related projects would result in the further infilling in an already developed area. The Project Site and the surrounding area are served by the existing City storm drain system. Runoff from the Project Site and the adjacent land uses is typically directed into the adjacent streets, where it flows to the drainage system. It is likely that most, if not all, related projects would also drain to the surrounding street system or otherwise retain stormwater on-site as all projects would comply with existing stormwater/LID requirements, which would ensure impacts are less than significant.

The runoff associated with related projects would either be directed in non-erosive drainage devices to landscaped areas or directed to an existing storm drain system and would not encounter exposed soils. Related projects would include a drainage system with pipes that would adequately convey surface water runoff into the existing storm drain or the on-site cisterns. Additionally, related projects would be required to implement BMPs and to conform to the existing NPDES water quality program. Therefore, cumulative hydrology and water quality impacts during operation would be less than significant.

(h) *Utilities*

(i) *Water*

Implementation of the Project in combination with related projects within the service area of LADWP would generate demand for additional water supplies. In terms of the City's overall water supply condition, the water demand for any project that is consistent with the City's General Plan and long-range SCAG growth projections has been accounted for in the adopted 2015 UWMP. The 2015 UWMP anticipates that the future water supplies would be sufficient to meeting existing and planned growth in the City to the year 2040 (the planning horizon required of 2015 UWMPs) under wet and dry year scenarios. The Project would be consistent with the site's Community Plan land use designation as well as SCAG growth projections, and therefore, has been accounted for in the 2015 UWMP and its water demand would not be cumulatively considerable. Related projects as well as other development in the LADWP service area will be required to comply with current Green Building Code requirements to conserve water, and in addition, larger projects with over 500 residential units would have to prepare a Water Supply Assessment (pursuant

to SB 610) to be reviewed and certified by LADWP to demonstrate adequate water supply. Therefore, because the 2015 UWMP forecasts adequate water supplies to meet all projected water demands in the City through the year 2040, cumulative impacts with respect to water supply are not anticipated from the development of the Project and related projects.

With respect to water treatment facilities, the remaining daily treating capacity of the LAAFP is 600 mgd. Therefore, the LAAFP would have adequate capacity to serve the additional water demanded by the Project (which would consume 0.044 mgd) and, as such, the Project's demand would not be cumulatively considerable.

Development of the Project and future new development in the vicinity of the Project Site would cumulatively increase demands on the existing water infrastructure system. Similar to the Project, related projects would be subject to LADWP review to assure the existing public infrastructure would be adequate to meet the domestic and fire water demands of each project and individual projects would be subject to LADWP and City requirements regarding infrastructure improvements needed to meet respective water demands, flow and pressure requirements. Furthermore, LADWP through the five year updates of the LADWP 2015 UWMP, Los Angeles Department of Public Works, and the LAFD project specific checks would conduct on-going evaluations of its infrastructure. Therefore, the cumulative impact would be less than significant.

(ii) Wastewater

Implementation of the Project in combination with related projects within the service area of the HTP would generate additional wastewater that would be treated at HTP. Currently, the HTP has an average daily flow of 260 mgd; however, the HTP has capacity to treat a maximum daily flow of 450 mgd. This equals a typical remaining capacity of 190 mgd of wastewater able to be treated at the HTP. Therefore, the HTP would have adequate capacity to serve the additional wastewater demanded by the Project (0.039 mgd) and, as such, the Project's demand would not be cumulatively considerable.

With respect to wastewater infrastructure in the City, under the rules and regulations established in the City's Sewer Allocation Ordinance (Ordinance No. 166,060), the Bureau of Sanitation assesses the anticipated wastewater flows from development projects at the time of connection, and makes the appropriate decisions on how best to connect to the local sewer lines at the time of construction. The applicants of related projects will be required to submit a Sewer Capacity Availability Request to verify the anticipated sewer flows and points of connection and to assess the condition and capacity of the sewer lines receiving additional sewer flows from the Project and other cumulative development projects. If it is determined that the sewer system in the local area has insufficient capacity to serve a particular development, the developer of that project would be required to replace or build new sewer lines to a point in the sewer system with

sufficient capacity to accommodate that project's increased flows. Each project would be evaluated on a case-by-case basis and would be required to consult with the Bureau of Sanitation (for projects within the City) and comply with all applicable City and State water conservation programs and sewer allocation ordinances. Therefore, the cumulative impact would be less than significant.

(iii) *Solid Waste*

Implementation of the Project in combination with related projects within the Southern California region that are serviced by area landfills will increase regional demands on landfill capacities. Construction of the Project and related projects generate C&D waste, resulting in a cumulative increase in the demand for inert (unclassified) landfill capacity. Given the requirements of the Citywide C&D Debris Recycling Ordinance (Ordinance No. 181,519), which requires all mixed C&D waste generated within City limits be taken to a City-certified C&D waste processor, it is anticipated that future cumulative development within the City would also implement similar measures to divert C&D waste from landfills. Furthermore, as described above, the Sunshine Canyon Landfill and the Azusa Land Reclamation Landfill both have sufficient capacity to accommodate the Project, and, as such, the Project's demand would not be cumulatively considerable. Therefore, cumulative impacts from the C&D waste would be less than significant.

Operation of the Project in conjunction with related projects would generate municipal solid waste and result in a cumulative increase in the demand for waste disposal capacity at Class III landfills. The countywide demand for landfill capacity is continually evaluated by Los Angeles County through preparation of the County Integrated Waste Management Plan Annual Reports. Each Annual Report assesses future landfill disposal needs over a 15-year planning horizon. As such, the 2019 Annual Report (published September 2020) projects waste generation and available landfill capacity through 2034. Based on the 2019 Annual Report, Los Angeles County has the projected disposal capacity through 2034.⁴⁸ The Project's estimated increase in operational solid waste generation, in conjunction with related projects, would represent an insignificant portion of the estimated waste that is anticipated to be generated in 2023 (Project build-out year) and beyond. The County will continually address landfill capacity through the preparation of Annual Reports. The preparation of each Annual Report provides sufficient lead time (15 years) to address potential future shortfalls in landfill capacity. Moreover, a State-mandated 75 percent landfill diversion rate is required by 2020, which would reduce the amount of solid waste being landfilled for related projects. Therefore, cumulative impacts from operational solid waste would be less than significant.

⁴⁸ *Los Angeles County Department of Public Works, Countywide Integrated Waste Management Plan, 2019 Annual Report, published September 2020.*

(iv) *Natural Gas*

Implementation of the Project, in conjunction with related projects, would increase demands for natural gas. Energy consumption by new buildings in California is regulated by the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations. The efficiency standards apply to new construction of both residential and non-residential buildings and regulate insulation, glazing, lighting, shading, and water- and space-heating systems. Building efficiency standards are enforced through the local building permit process. The City has adopted green building standards consistent with Title 24 as the LA Green Building Code. Similar to the Project, related projects and future development must also abide by the same statutes, regulations, and programs that mandate or encourage energy conservation. SCG is also required to plan for necessary upgrades and expansion to its systems to ensure that adequate service will be provided for other projects. Specifically, SCG regularly updates its infrastructure reports as required by law. Development projects within its service area would also be anticipated to incorporate site-specific infrastructure improvements, as appropriate. Therefore, cumulative impacts are less than significant.

(v) *Electrical Power*

Implementation of the Project, in conjunction with related projects, would increase demands for electrical power. As discussed above, LADWP utilizes renewable energy sources and is committed to meeting the requirement of the RPS Enforcement Program to use at least 33 percent of the State's energy from renewables by 2020. All new development in California is required to be designed and constructed in conformance with State Building Energy Efficiency Standards outlined in Title 24. It is possible that implementation of related projects could require the removal of older structures that were not designed and constructed to conform with the more recent and stringent energy efficiency standards. Thus, it is possible that with implementation of related projects that the resulting demand for electricity supply could be the same or less than the existing condition. Nonetheless, the SLTRP considers a planning horizon through 2050 to guide LADWP as it executes major new and replacement projects and programs. The estimated power requirement for related projects would be part of the total load growth forecast for the City and would be accounted for in the planned growth of power system. LADWP undertakes expansion or modification of electrical service infrastructure and distribution systems to serve future growth in the City as required in the normal process of providing electrical service. Any potential cumulative impacts related to electric power service would be addressed through this process. Electrical service to related projects would be provided in accordance with the LADWP Power Rules and Regulations. Therefore, cumulative impacts related to electricity supply and infrastructure would be less than significant.

(i) *Public Services*

(i) *Fire Protection*

Development of the Project in combination with related projects would cumulatively increase the demand for fire protection services. Over time, LAFD would continue to monitor population growth and land development throughout the City and identify additional resource needs including staffing, equipment, trucks and engines, ambulances, other special apparatuses, and possibly station expansions or new station construction that may become necessary to achieve the desired level of service. Through the City's regular budgeting efforts, LAFD's resource needs would be identified and monies allocated according to the priorities at the time. Any new or expanded fire station would be funded via existing mechanisms (e.g., property and sales taxes, government funding, and developer fees) to which the Project and related projects would contribute.

Moreover, all of the cumulative development would be reviewed by LAFD in order to ensure adequate fire flow capabilities and adequate emergency access. Compliance with LAFD, City Building Code, and Fire Code requirements related to fire safety, access, and fire flow would ensure that cumulative impacts to fire protection would be less than significant.

(ii) *Police Protection*

It is anticipated that the Project in combination with related projects would increase the demand for police protection services. This cumulative increase in demand for police protection services would increase demand for additional LAPD staffing, equipment, and facilities over time. Similar to the Project, other projects served by LAPD would implement safety and security features according to LAPD recommendations. LAPD would continue to monitor population growth and land development throughout the City and identify additional resource needs including staffing, equipment, vehicles, and possibly station expansions or new station construction that may become necessary to achieve the desired level of service. Through the City's regular budgeting efforts, LAPD's resource needs would be identified and monies allocated according to the priorities at the time. Any new or expanded police station would be funded via existing mechanisms (e.g., property and sales taxes, government funding, and developer fees) to which the Project and cumulative growth would contribute. Therefore, the cumulative impact on police protection services would be less than significant.

(iii) *Schools*

As discussed above, payment of developer impact fees in accordance with SB 50 and pursuant to Section 65995 of the California Government Code would ensure that the impacts of the Project on school facilities would be less than significant. Similar to the Project, related projects would be required to pay school fees to the appropriate school

district wherein their site is located. The payment of school fees would fully address any potential impacts to school facilities. Therefore, cumulative impacts would be less than significant.

(iv) Parks and Recreation

As discussed above, the Project would result in a less than significant impact on parks and recreational facilities. Similar to the Project, the related projects would be required to pay Parks and Recreation Fees to the City for the construction of residential dwelling units pursuant to LAMC Section 12.33. The payment of fees would address potential impacts to park and recreational facilities. Moreover, as with the Project, related projects containing residential uses would be required to comply with the City's open space requirements which would help offset new residential demand for park and recreational facilities. Therefore, the cumulative impact would be less than significant.

(v) Libraries

Related projects within the City and with a residential component could generate additional residents who could increase the demand upon library services. Essentially, the provision of library services is the responsibility of local government, which is typically financed through the City general funds. Regardless, the library's existing service level would be maintained without an additional library or alterations to the existing libraries. Therefore, combined with the LAPL standards for new development and the fees to help to pay for any improvements that the LAPL may do in the future impacts to library facilities would be less than significant.

Therefore, the cumulative impact would be less than significant.

(j) Historical Resources

See the analysis under Exception (f), below, for Project-specific impacts to historic resources.

The Project would not result in a significant impact to historical resources. The Project Site is currently paved and used as a surface parking lot and does not contain any buildings. It is unknown whether or not any of the properties on which related projects may be located contain historical resources. Any related project sites that contain historical resources would be required to comply with existing regulations and/or safeguard measures as appropriate for that project, including required compliance with CEQA's provisions regarding historical resources. As the Project would not result in a significant impact to historical resources, there is no potential for the Project to contribute to a cumulative impact, and thus, the cumulative impact would be less than significant.

(k) Summary

As no cumulatively significant impacts would result from the Project, the exception is not applicable to the Project.

Exception (c): 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.

There are no unusual circumstances with the Project Site or the proposed Project that would create a reasonable possibility of significant effects to the environment. The Project Site is located within a highly urbanized setting, and the site would be redeveloped from a paved surface parking lot to a mixed-use residential building, which is a typical urban land use appropriate for the area. Moreover, the Lead Agency has not determined an unusual circumstance is applicable to the Project. By deed-restricting 11 percent (37 dwelling units) of the proposed 331 dwelling units for Very-Low Income Households, the Project is consistent with the underlying zoning, as well as the City's Affordable Housing Incentive Program. Moreover, as analyzed in Exception (b), above, the Project would not result in any Project-specific or cumulative traffic, noise, air quality, greenhouse gas, or water quality impacts. The proposed land uses are consistent and compatible with the Project Site's urban setting and are typical for an infill development located near transit and on a major City thoroughfare. Therefore, as there are no unusual circumstances regarding the proposed Project or Project Site, the exception is not applicable to the Project.

Exception (d): Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

There are no State-designated scenic highways or highways eligible for scenic designation in the Project Site vicinity.⁴⁹ There are also no locally-designated scenic highways in the Project Site vicinity.⁵⁰ Therefore, as the Project Site is not located along a State- or City-designated scenic highway, the exception is not applicable to the Project.

⁴⁹ CalTrans website, *Scenic Highways*.

⁵⁰ City of Los Angeles Department of City Planning, *Mobility Plan 2035, Citywide General Plan Circulation System, Map A5 – Central, East, and Cornfield Arroyo Secco Plan (CASP) Subarea, September 2016*.

Exception (e): Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

California Government Code Section 65962.5 requires various State agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells, and solid waste facilities where there is known migration of hazardous waste, and submit such information to the Secretary for Environmental Protection on at least an annual basis. A significant impact may occur if a project site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses.

A Phase I Environmental Site Assessment (ESA) was performed by Waterstone Environmental, Inc., in February 2020 (this report is available in **Appendix D**). The ESA was performed in conformance with the scope and limitations of ASTM Practice E1527-13. The purpose of the ESA is to identify existing or potential recognized environmental conditions (“RECs”) affecting the Project Site. A REC is the presence or likely presence or any hazardous substances or petroleum products in, on, or at the property due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

The ESA also categorizes RECs as controlled RECs, and historical RECs. A controlled REC is an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, and a historic REC is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

The Project Site, which is currently paved and used as a surface parking lot, which according to City permit records and a review of historic aerial maps has been the use of the Project Site since 1963. Previous to 1963, the site contained a multi-story commercial building containing multiple commercial businesses. No RECs were identified through Project Site inspection observations. A records search of multiple Federal, State, and local environmental databases was completed by Environmental Data Resources, Inc (EDR). RECs, including HRECs, CRECs, and VECs, were not identified for the Project Site. RECs were not identified in connection with off-site properties. Fourteen (14) federal, one hundred twenty-seven (127) state, one hundred fifteen (115) local and other, eighteen (18) historical, and three (3) orphan listings are provided in the EDR Radius Report’s summary of government databases for the radius search listings. Based on case status, distance, groundwater flow direction, and/or the nature of the listing, the Phase I

ESA determined that none of these properties are likely to negatively affect the Project Site.

In conclusion, construction and operation of the Project would not pose an environmental hazard to surrounding sensitive uses or the environment in regards to siting the Project on a known hazardous waste site or any other type of site appearing on a list compiled pursuant to Section 65962.5 of the Government Code, and a less than significant impact would occur.

Furthermore, the Project Site is not located within a Methane Zone or Methane Buffer Zone as designed by the City of Los Angeles.⁵¹ Therefore, potentially hazardous impacts associated with methane would be less than significant.

Exception (f): Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Section 15064.5 of the *State CEQA Guidelines* defines a historical resource as:

1. a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources;
2. a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or
3. an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record.

A significant adverse effect would occur if a project were to adversely affect an historical resource meeting one of the above definitions. A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.

The Project Site is currently paved and used as a surface parking lot, and contains no buildings. The Project Site does not fall within a Historic Preservation Review area, nor is the Project Site within a Historical Preservation Overlay Zone.⁵² The Project Site is not identified as an eligible resource by Survey LA, the City's office historic resources

⁵¹ *City of Los Angeles Department of City Planning, Zone Information & Map Access System.*

⁵² *City of Los Angeles Department of City Planning, Zone Information & Map Access System.*

survey;⁵³ or as a City Historic-Cultural Monument.⁵⁴ Moreover, the Project Site is not listed as an historical resource in national or State registries.⁵⁵

Therefore, implementation of the Project would not result in a substantial adverse change to a historic resource. This exception is not applicable to the Project.

(4) Conclusion

None of the six exceptions to a Categorical Exemption is applicable to this Project. As the Project meets all five conditions enumerated for a Class 32 Categorical Exemption under CEQA and no exceptions are applicable, the Project therefore qualifies for a Categorical Exemption under CEQA. No further analysis is required.

⁵³ *City of Los Angeles Department of City Planning, Office of Historic Resources, Historic Places LA online map.*

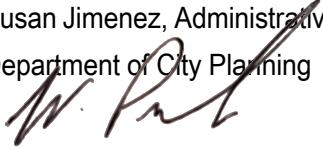
⁵⁴ *City of Los Angeles Department of City Planning, Historic-Cultural Monument (HCM) List, August 22, 2019.*

⁵⁵ *City of Los Angeles Department of City Planning, Office of Historic Resources, Historic Places LA online map.*

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

121 – 129 W 3rd St
DOT Case No. CEN21-51247

Date: June 19, 2021

To: Susan Jimenez, Administrative Clerk
Department of City Planning


From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION ASSESSMENT FOR THE PROPOSED 3RD AND SPRING MIXED-USE PROJECT LOCATED AT 121 WEST 3RD STREET (ENV-2021-3039-EAF/CPC-2021-3038-DB-SPR-HCA)**

The Los Angeles Department of Transportation (LADOT) has reviewed the transportation assessment prepared by Linscott, Law & Greenspan, Engineers (LLG), dated May 25, 2021, for the proposed 3rd and Spring Mixed-Use project located at 121 – 129 West 3rd Street within the Central Los Angeles Area Planning Commission (APC) and a Transit Oriented Community (TOC) Tier 4. In compliance with Senate Bill (SB) 743 and the California Environmental Quality Act (CEQA), a vehicle miles traveled (VMT) analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, the access to diverse land uses, and the development of multi-modal networks. The significance of a project's impact in this regard is measured against the VMT thresholds established in LADOT's Transportation Assessment Guidelines (TAG), as described below.

DISCUSSION AND FINDINGS

A. Project Description

The project proposes to remove a surface parking lot and construct a mixed-use development with 294 residential apartment dwelling units, 37 affordable family housing dwelling units and 6,350 square feet of restaurant floor area on the northeast corner of Spring Street and 3rd Street. The project will provide parking on-site: 37 vehicle parking spaces within a subterranean garage and the required number of long-term and short-term bicycle parking spaces per the Los Angeles Municipal Code (LAMC). The parking garage will be accessed via Harlem Place, the adjacent one-way northbound alley along the eastern project boundary, as illustrated in **Attachment A**. The project is expected to be completed by 2024.

B. Freeway Safety Analysis

Per the Interim Guidance for Freeway Safety Analysis memorandum issued by LADOT on May 1, 2020 to address Caltrans safety concerns on freeways, the study addresses the project's effects on vehicle queuing on freeway off-ramps. Such an evaluation measures the project's potential to lengthen a forecasted off-ramp queue and create speed differentials between vehicles exiting

the freeway off-ramps and vehicles operating on the freeway mainline.

The evaluation identified the number of project trips expected to be added to nearby freeway off-ramps serving the project site. It was determined that project traffic at any freeway off-ramp will not exceed 25 peak hour trips. Therefore, a freeway ramp analysis is not required.

C. CEQA Screening Threshold

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

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

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

The assessment determined that the project would **not** have a significant transportation impact under Thresholds T-1 and T-3. A project's impacts per Threshold T-2.1 is determined by using the VMT calculator and is discussed further below. A copy of the VMT Calculator summary report is provided as **Attachment B** to this report.

D. Transportation Impacts

On July 30, 2019, pursuant to SB 743 and the recent changes to Section 15064.03 of the State's CEQA Guidelines, the City of Los Angeles adopted VMT as criteria in determining transportation impacts under CEQA. The LADOT TAG provide instructions on preparing transportation assessments for land use proposals and defines the significant impact thresholds.

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

- Household VMT per Capita: 6.0
- Work VMT per Employee: 7.6

As cited in the VMT Analysis report prepared by LLG, the project proposes to incorporate the TDM strategies of reduced parking supply by providing 37 of the Code-required 571 parking spaces and include bike parking per LAMC as project design features. With the application of these TDM measure, the proposed project is projected to have a Household VMT per capita of 2.3 and no Work VMT. Therefore, it is concluded that implementation of the Project would result in no significant VMT impact. A copy of the VMT Calculator summary report is provided

as Attachment B.E. Access and Circulation

During preparation of the new CEQA guidelines, the State's Office of Planning and Research stressed that lead agencies can continue to apply traditional operational analysis requirements to inform land use decisions provided that such analyses were outside of the CEQA process. The authority for requiring non-CEQA transportation analysis and requiring improvements to address potential circulation deficiencies, lies in the City of Los Angeles' Site Plan Review

authority as established in Section 16.05 of the LAMC. Therefore, LADOT continues to require and review a project's site access, circulation, and operational plan to determine if any access enhancements, transit amenities, intersection improvements, traffic signal upgrades, neighborhood traffic calming, or other improvements are needed. In accordance with this authority, the project completed a circulation analysis using a "level of service" screening methodology that indicates that the trips generated by the proposed development may result in an increase in delay and extended queuing at 2nd Street and Spring Street during the AM peak hour. LADOT recommends that the circulation and operations be monitored and reviewed once the development is completed and occupied to determine if any changes can be implemented in order to improve operating conditions. Access to the project will be provided via Harlem Place along the eastern project boundary. LADOT has reviewed this analysis and determined that it adequately discloses operational concerns. A copy of the circulation analysis table that summarizes these potential deficiencies is provided as **Attachment C** to this report.

PROJECT REQUIREMENTS

Non-CEQA-Related Requirements and Considerations

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

1. Parking Requirements

The project would provide parking for 37 vehicles and the LAMC-required number of bicycle parking spaces on-site. The assessment calculated the number of LAMC-required bicycle parking spaces to be a total of 180 (19 short-term and 161 long-term) bicycle spaces. The applicant should check with the Departments of Building and Safety and City Planning on the number of parking spaces required for this project within a TOC Tier 4.

2. Highway Dedication and Street Widening Requirements

Per the new Mobility Element of the General Plan, **Spring Street**, a modified Avenue II, would require a 28-foot half-width roadway within a 40-foot half-width right-of-way; **3rd Street**, a modified Avenue III, would require a 20-foot half-width roadway within a 35-foot half-width right-of-way; and **Harlem Place**, an alley, would require a 10-foot half-width roadway. The assessment noted that a five-foot dedication would be required on the 3rd Street project frontage and a 15-foot by 15-foot corner cut dedication at Spring Street and 3rd Street. For this and any other applicable highway dedication, street widening and/or sidewalk requirements of the project, the applicant should check and confirm with the Bureau of Engineering's Land Development Group.

3. Project Access and Circulation

The conceptual site plan for the project (see **Attachment A**) is acceptable to LADOT. Vehicular access to the project will be provided via Harlem Place along the eastern project boundary.

Review of this study does not constitute approval of the dimensions for any new proposed driveway. Review and approval of a new driveway should be coordinated with LADOT's Citywide Planning Coordination Section (201 North Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact LADOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design. The applicant should check with City Planning regarding the project's vehicular access and design.

4. Worksite Traffic Control Requirements

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

5. TDM Ordinance Requirements

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

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

Although not yet adopted, LADOT recommends that the applicant be subject to the terms of the proposed TDM Ordinance update expected in 2021. The updated ordinance is expected to be completed prior to the anticipated construction of this project, if approved.

6. Development Review Fees

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

If you have any questions, please contact Eileen Hunt of my staff at (213) 972-8481.

Attachments

K:\Letters\2021\CEN21-51247_121 3rd_Spring & 3rd MU_ltr.docx

c: Emma Howard, Council District 14
Matthew Masuda, Central District, BOE
Tina Huang, Central District, DOT
Taimour Tanavoli, Case Management Office, DOT
Amrita Shankar, LLG



NO. 608
Date: 3/22/21
Time: 2:31 PM

Figure 2-2
Project Plan
(Ground Floor)

3rd and Spring Mixed-Use Project

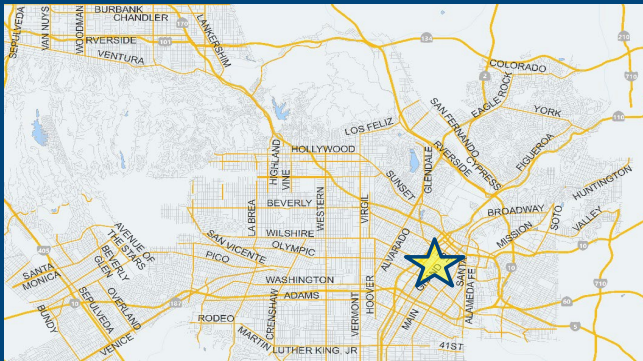
CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



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

Project Information

Project: 3rd and Spring Mixed-Use Proposed Project
Scenario:
Address: 121 W 3RD ST, 90013



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

Yes No

Existing Land Use

Land Use Type Value Unit
 Housing | Single Family 3 DU

Land Use Type	Value	Unit
Housing Single Family	3	DU

[Click here to add a single custom land use type \(will be included in the above list\)](#)

Proposed Project Land Use

Land Use Type Value Unit
 Retail | High-Turnover Sit-Down Restaurant 6.35 ksf
 Housing | Multi-Family 294 DU
 Retail | High-Turnover Sit-Down Restaurant 6.35 ksf
 Housing | Affordable Housing - Family 37 DU

Land Use Type	Value	Unit
Retail High-Turnover Sit-Down Restaurant	6.35	ksf
Housing Multi-Family	294	DU
Retail High-Turnover Sit-Down Restaurant	6.35	ksf
Housing Affordable Housing - Family	37	DU

[Click here to add a single custom land use type \(will be included in the above list\)](#)

Project Screening Summary

Existing Land Use	Proposed Project
0 Daily Vehicle Trips	1,316 Daily Vehicle Trips
0 Daily VMT	8,803 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station.

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips **1,316**
Net Daily Trips

The net increase in daily VMT ≤ 0 **8,803**
Net Daily VMT

The proposed project consists of only retail land uses 50,000 square feet total. **6,350**
ksf

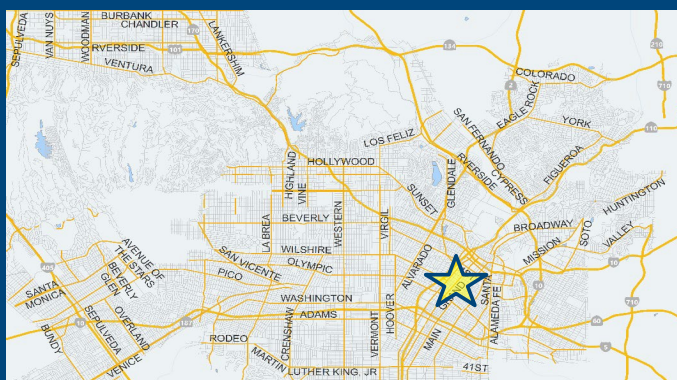
The proposed project is required to perform VMT analysis.

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



Project Information

Project: 3rd and Spring Mixed-Use
Scenario: Proposed Project
Address: 121 W 3RD ST, 90013



Proposed Project Land Use Type

Proposed Project Land Use Type	Value	Unit
Housing Multi-Family	294	DU
Retail High-Turnover Sit-Down Restaurant	6.35	ksf
Housing Affordable Housing - Family	37	DU

TDM Strategies

Select each section to show individual strategies
 Use to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

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

A Parking

Reduce Parking Supply

city code parking provision for the project site

Proposed Prj Mitigation actual parking provision for the project site

Unbundle Parking

Proposed Prj Mitigation monthly parking cost (dollar) for the project site

Parking Cash-Out

Proposed Prj Mitigation percent of employees eligible

Price Workplace Parking

daily parking charge (dollar)

Proposed Prj Mitigation percent of employees subject to priced parking

Residential Area Parking Permits

cost (dollar) of annual permit

Proposed Prj Mitigation

- B Transit
- C Education & Encouragement
- D Commute Trip Reductions
- E Shared Mobility
- F Bicycle Infrastructure
- G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
1,144 Daily Vehicle Trips	1,144 Daily Vehicle Trips
7,655 Daily VMT	7,655 Daily VMT
2.3 Household VMT per Capita	2.3 Household VMT per Capita
N/A Work VMT per Employee	N/A Work VMT per Employee
Significant VMT Impact?	
Household: No Threshold = 6.0 15% Below APC	Household: No Threshold = 6.0 15% Below APC
Work: N/A Threshold = 7.6 15% Below APC	Work: N/A Threshold = 7.6 15% Below APC



CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: May 21, 2021

Project Name: 3rd and Spring Mixed-Use

Project Scenario: Proposed Project

Project Address: 121 W 3RD ST, 90013

Version 1.3

Project Information			
	Land Use Type	Value	Units
Housing	<i>Single Family</i>	0	DU
	Multi Family	294	DU
	<i>Townhouse</i>	0	DU
	<i>Hotel</i>	0	Rooms
	<i>Motel</i>	0	Rooms
Affordable Housing	Family	37	DU
	<i>Senior</i>	0	DU
	<i>Special Needs</i>	0	DU
	<i>Permanent Supportive</i>	0	DU
Retail	<i>General Retail</i>	0.000	ksf
	<i>Furniture Store</i>	0.000	ksf
	<i>Pharmacy/Drugstore</i>	0.000	ksf
	<i>Supermarket</i>	0.000	ksf
	<i>Bank</i>	0.000	ksf
	<i>Health Club</i>	0.000	ksf
	High-Turnover Sit-Down Restaurant	6.350	ksf
	<i>Fast-Food Restaurant</i>	0.000	ksf
	<i>Quality Restaurant</i>	0.000	ksf
	<i>Auto Repair</i>	0.000	ksf
	<i>Home Improvement</i>	0.000	ksf
	<i>Free-Standing Discount</i>	0.000	ksf
	<i>Movie Theater</i>	0	Seats
Office	<i>General Office</i>	0.000	ksf
	<i>Medical Office</i>	0.000	ksf
Industrial	<i>Light Industrial</i>	0.000	ksf
	<i>Manufacturing</i>	0.000	ksf
	<i>Warehousing/Self-Storage</i>	0.000	ksf
School	<i>University</i>	0	Students
	<i>High School</i>	0	Students
	<i>Middle School</i>	0	Students
	<i>Elementary</i>	0	Students
	<i>Private School (K-12)</i>	0	Students
Other		0	Trips

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: May 21, 2021

Project Name: 3rd and Spring Mixed-Use

Project Scenario: Proposed Project

Project Address: 121 W 3RD ST, 90013

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Analysis Results			
Total Employees: 25 Total Population: 779			
Proposed Project		With Mitigation	
1,144	Daily Vehicle Trips	1,144	Daily Vehicle Trips
7,655	Daily VMT	7,655	Daily VMT
2.3	Household VMT per Capita	2.3	Household VMT per Capita
N/A	Work VMT per Employee	N/A	Work VMT per Employee
Significant VMT Impact?			
APC: Central			
Impact Threshold: 15% Below APC Average Household = 6.0 Work = 7.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 6.0 Work > 7.6	No N/A	Household > 6.0 Work > 7.6	No N/A

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: May 21, 2021

Project Name: 3rd and Spring Mixed-Use

Project Scenario: Proposed Project

Project Address: 121 W 3RD ST, 90013

Version 1.3

Project and Analysis Overview

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CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: May 21, 2021

Project Name: 3rd and Spring Mixed-Use

Project Scenario: Proposed Project

Project Address: 121 W 3RD ST, 90013

Version 1.3

TDM Strategy Inputs				
Strategy Type	Description	Proposed Project	Mitigations	
Parking	City code parking provision (spaces)	571	571	
	Reduce parking supply	Actual parking provision (spaces)	37	37
	Unbundle parking	Monthly cost for parking (\$)	\$0	\$0
	Parking cash-out	Employees eligible (%)	0%	0%
	Price workplace parking	Daily parking charge (\$)	\$0.00	\$0.00
		Employees subject to priced parking (%)	0%	0%
	Residential area parking permits	Cost of annual permit (\$)	\$0	\$0
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: May 21, 2021

Project Name: 3rd and Spring Mixed-Use

Project Scenario: Proposed Project

Project Address: 121 W 3RD ST, 90013

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CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: May 21, 2021

Project Name: 3rd and Spring Mixed-Use

Project Scenario: Proposed Project

Project Address: 121 W 3RD ST, 90013

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

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: May 21, 2021

Project Name: 3rd and Spring Mixed-Use

Project Scenario: Proposed Project

Project Address: 121 W 3RD ST, 90013

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CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: May 21, 2021

Project Name: 3rd and Spring Mixed-Use

Project Scenario: Proposed Project

Project Address: 121 W 3RD ST, 90013

Version 1.3

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

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

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Project Name: 3rd and Spring Mixed-Use

Project Scenario: Proposed Project

Project Address: 121 W 3RD ST, 90013

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CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: May 21, 2021

Project Name: 3rd and Spring Mixed-Use

Project Scenario: Proposed Project

Project Address: 121 W 3RD ST, 90013

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

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: May 21, 2021

Project Name: 3rd and Spring Mixed-Use

Project Scenario: Proposed Project

Project Address: 121 W 3RD ST, 90013

Version 1.3

Report 2: TDM Inputs

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Report 3: TDM Outputs

1 of 2

TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Urban

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

Final Combined & Maximum TDM Effect

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

$$= \text{Minimum}(X\%, 1 - [(1-A) * (1-B)...])$$

where X%=

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

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

Report 3: TDM Outputs

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CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: May 21, 2021

Project Name: 3rd and Spring Mixed-Use

Project Scenario: Proposed Project

Project Address: 121 W 3RD ST, 90013

Version 1.3

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	295	-32.2%	200	5.3	1,564	1,060
Home Based Other Production	816	-68.1%	260	3.8	3,101	988
Non-Home Based Other Production	499	-11.4%	442	8.7	4,341	3,845
Home-Based Work Attraction	37	-56.8%	16	8.3	307	133
Home-Based Other Attraction	659	-67.5%	214	6.1	4,020	1,305
Non-Home Based Other Attraction	210	-12.4%	184	8.0	1,680	1,472

MXD Methodology with TDM Measures

	<i>Proposed Project</i>			<i>Project with Mitigation Measures</i>		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	-13.0%	174	922	-13.0%	174	922
Home Based Other Production	-13.0%	226	859	-13.0%	226	859
Non-Home Based Other Production	-13.0%	384	3,343	-13.0%	384	3,343
Home-Based Work Attraction	-13.0%	14	116	-13.0%	14	116
Home-Based Other Attraction	-13.0%	186	1,135	-13.0%	186	1,135
Non-Home Based Other Attraction	-13.0%	160	1,280	-13.0%	160	1,280

MXD VMT Methodology Per Capita & Per Employee

Total Population: 779

Total Employees: 25

APC: Central

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
<i>Total Home Based Production VMT</i>	1,781	1,781
<i>Total Home Based Work Attraction VMT</i>	116	116
<i>Total Home Based VMT Per Capita</i>	2.3	2.3
<i>Total Work Based VMT Per Employee</i>	N/A	N/A

ATTACHMENT C
CEN21-51247_121 W 3rd St

Table 5-2
SUMMARY OF DELAYS, LEVELS OF SERVICE, AND VEHICLE QUEUING [1]
WEEKDAY AM AND PM PEAK HOURS

21 May 21

NO.	INTERSECTION	TRAFFIC MOVEMENT	PEAK HOUR	YEAR 2021 EXISTING			YEAR 2021 EXISTING W/ PROJECT				YEAR 2024 FUTURE W/O PROJECT			YEAR 2024 FUTURE W/ PROJECT			
				DELAY [2]	LOS [3]	QUEUE [4]	DELAY [2]	LOS [3]	QUEUE [4]	CHANGE IN QUEUE [5]	DELAY [2]	LOS [3]	QUEUE [4]	DELAY [2]	LOS [3]	QUEUE [4]	CHANGE IN QUEUE [5]
1	Spring Street / 2nd Street (Signalized)	SB Left	AM	14.0	B	47.1	14.0	B	48.4	1.3	14.0	B	48.9	14.0	B	50.1	1.2
			PM	13.3	B	18.1	13.3	B	20.7	2.6	13.3	B	18.6	13.3	B	21.3	2.7
		SB Through	AM	82.9	F	872.1	82.9	F	872.1	0.0	131.3	F	1243.2	131.3	F	1243.2	0.0
			PM	16.8	B	180.0	16.8	B	180.0	0.0	18.8	B	241.5	18.8	B	241.5	0.0
		SB Right	AM	15.9	B	104.0	15.9	B	104.0	0.0	16.2	B	115.7	16.2	B	115.7	0.0
			PM	13.9	B	37.7	13.9	B	37.7	0.0	15.2	B	83.5	15.2	B	83.5	0.0
		EB Through	AM	28.5	C	408.1	28.7	C	410.5	2.4	44.2	D	581.2	44.8	D	585.9	4.7
			PM	24.2	C	340.9	24.5	C	345.4	4.5	30.6	C	436.2	31.1	C	442.6	6.4
Eb Right	AM	16.1	B	111.1	16.1	B	111.1	0.0	16.3	B	116.3	16.3	B	116.3	0.0		
	PM	15.6	B	96.7	15.6	B	96.7	0.0	15.9	B	105.7	15.9	B	105.7	0.0		
WB Left	AM	37.1	D	58.9	42.7	D	95.7	36.8	61.2	E	93.7	95.1	F	167.4	73.7		
	PM	30.0	C	36.1	31.7	C	50.4	14.3	40.6	D	68.3	44.7	D	88.8	20.5		
WB Through	AM	15.0	B	93.4	15.4	B	108.9	15.5	16.1	B	138.4	16.6	B	155.6	17.2		
	PM	14.2	B	60.3	14.4	B	67.4	7.1	16.3	B	144.8	16.5	B	153.6	8.8		
2	Spring Street / 3rd Street (Signalized)	SB Through	AM	31.2	C	320.8	31.6	C	330.2	9.4	34.8	C	401.2	35.4	D	412.5	11.3
			PM	29.2	C	268.7	29.4	C	272.7	4.0	32.1	C	343.8	32.3	C	348.7	4.9
		SB Right	AM	29.4	C	200.8	29.8	C	209.6	8.8	32.0	C	250.7	32.6	C	260.5	9.8
			PM	27.4	C	157.5	27.6	C	163.1	5.6	29.0	C	200.1	29.2	C	205.0	4.9
WB Left	AM	43.3	D	480.5	43.3	D	480.5	0.0	51.5	D	566.3	51.5	D	566.3	0.0		
	PM	31.4	C	289.7	31.4	C	289.7	0.0	33.1	C	324.4	33.1	C	324.4	0.0		
WB Through	AM	80.8	F	808.0	80.8	F	808.0	0.0	136.4	F	1168.6	136.4	F	1168.6	0.0		
	PM	36.1	D	425.9	36.1	D	425.9	0.0	46.4	D	557.8	46.4	D	557.8	0.0		
3	Main Street / 2nd Street (Signalized)	NB Left	AM	12.0	B	17.2	12.0	B	17.2	0.0	12.2	B	25.5	12.2	B	25.5	0.0
			PM	12.1	B	21.3	12.1	B	21.3	0.0	12.4	B	33.3	12.4	B	33.3	0.0
		NB Through	AM	16.2	B	170.5	16.2	B	170.5	0.0	19.7	B	252.2	19.7	B	252.2	0.0
			PM	96.7	F	947.6	96.7	F	947.6	0.0	155.3	F	1415.3	155.3	F	1415.3	0.0
		NB Right	AM	16.3	B	166.8	16.3	B	166.8	0.0	19.9	B	244.9	19.9	B	244.9	0.0
			PM	101.2	F	964.5	101.2	F	964.5	0.0	166.7	F	1474.6	166.7	F	1474.6	0.0
		EB Left	AM	20.4	C	16.8	20.4	C	16.8	0.0	23.0	C	19.1	23.0	C	19.1	0.0
			PM	22.6	C	27.2	22.6	C	27.2	0.0	29.9	C	34.0	29.9	C	34.0	0.0
EB Through	AM	11.8	B	9.6	12.4	B	30.8	21.2	12.9	B	51.7	13.5	B	75.8	24.1		
	PM	12.5	B	34.5	12.8	B	49.5	15.0	13.4	B	71.9	13.9	B	88.6	16.7		
WB Through/Right	AM	18.0	B	200.5	18.0	B	200.5	0.0	20.2	C	245.0	20.2	C	245.0	0.0		
	PM	19.5	B	220.1	19.5	B	220.1	0.0	26.7	C	330.8	26.7	C	330.8	0.0		
4	Main Street / 3rd Street (Signalized)	NB Left	AM	14.0	B	89.0	14.2	B	95.6	6.6	15.5	B	139.0	15.8	B	146.6	7.6
			PM	14.4	B	100.4	14.9	B	117.7	17.3	15.3	B	132.9	15.9	B	151.8	18.9
		NB Through	AM	15.0	B	132.1	15.0	B	132.1	0.0	17.4	B	213.9	17.4	B	213.9	0.0
			PM	26.3	C	369.0	26.3	C	369.0	0.0	52.5	D	590.5	52.5	D	590.5	0.0
WB Through	AM	22.2	C	314.1	22.7	C	322.3	8.2	25.6	C	360.1	26.7	C	371.7	11.6		
	PM	16.1	B	178.8	16.6	B	193.3	14.5	17.2	B	209.8	17.7	B	223.6	13.8		
WB Right	AM	15.0	B	98.5	15.0	B	98.5	0.0	15.2	B	101.9	15.2	B	101.9	0.0		
	PM	22.6	C	254.3	22.6	C	254.3	0.0	23.4	C	264.8	23.4	C	264.8	0.0		

- [1] Pursuant to LADOT's *Transportation Assessment Guidelines*, July 2020, the Highway Capacity Manual (HCM) methodology for signalized and unsignalized intersections was utilized to calculate vehicle queuing.
- [2] Control delay reported in seconds per vehicle.
- [3] Signalized Intersection Levels of Service were based on the following criteria:

<u>Control Delay (s/veh)</u>	<u>LOS</u>
<= 10	A
> 10-20	B
> 20-35	C
> 35-55	D
> 55-80	E
> 80	F

- [4] The 95th percentile queue is the maximum back of queue with 95th percentile traffic volumes. The HCM 6th Edition methodology worksheets report queues in number of vehicles, however an average vehicle length of 25 feet was assumed for analysis purposes. The reported queues therefore represent the calculated maximum back of queue in feet.
- [5] Represents the change in calculated maximum back of queue (in feet) due to the addition of project-related traffic.

October 20, 2021

Ms. Lainie Herrera
EcoTierra Consulting
633 W 5th Street, 26th Floor
Los Angeles, CA 90071

Subject: 121 W 3rd St Mixed Use Development – Cat32 Exemption Noise Impact Assessment – Los Angeles, CA

Dear Ms. Herrera:

MD Acoustics, LLC (MD) has completed a noise impact assessment for the proposed 121 W 3rd Street Mixed Use Project located in the City of Los Angeles, CA. The project has filed for a Categorical 32 Exemption (Cat32) in which an “Infill” Categorical Exemption (CEQA Guideline Section 15332), exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the local General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. It may apply to residential, commercial, industrial, and/or mixed-use projects.

The intent of this noise assessment is to demonstrate the project’s compliance with applicable noise regulations and lack of significant noise impacts.

1.0 Project Description and Assessment Overview

The project consists of the construction, use and maintenance of an approximate 220,160 square foot mixed use building having 331 residential dwelling units, 37 (11% of the total # of units) of which are restricted to very low income households, including approximately 6,350 square feet of ground floor commercial uses, in a 15-story building with a maximum height of 195-feet (exclusive of rooftop railings/guardrails, stair and elevator shafts and/or roof projections), over one level of subterranean parking.

This assessment calculates the short-term noise levels during the various phases of construction, provides the necessary noise control measures to remain in compliance with the City’s noise ordinance and General Plan Noise Element, and provides the long-term noise levels after the project is constructed and residents occupy said complex. The project location map is in Exhibit A. The site plan utilized for the project is indicated in Exhibit B. A glossary of Acoustical Terms is located in Appendix A.

2.0 Local Acoustical Requirements

The City of Los Angeles has outlined the following within the Los Angeles Municipal Code as it relates to noise regulation:

Per Section 111.03, the minimum ambient level for all “C4” commercial zones is 60 dBA from 7AM to 10PM and 55 dBA from 10PM to 7AM.

Per Section 112.02, air conditioning, refrigeration, and heating equipment cannot cause a noise level to exceed the ambient noise level on the premises of another occupied property by more than 5 dB.

Per Section 41.40, construction must occur between the hours of 7AM and 9PM on Monday through Friday and 8AM to 6PM on Saturday. Construction may not occur on Sundays or national holidays.

Per Section 112.05, construction equipment cannot exceed 75 dBA in residential areas.

3.0 Study Method and Procedure

3.1 Ambient Noise Measurements

KWAQN performed three (3) 15-minute measurements (NM1-NM3) on 6/8/21 between 1 PM and 2:13 PM, as shown in Appendix B. NM1 was placed in front of the Douglas Lofts, 71 ft northwest of the project site. NM2 was placed in front of the state building 71 ft southwest of the project site. NM3 was placed in front of the STOA apartments 309 ft northeast of the project site. Most of the ambient noise came from traffic on W 3rd St and S Spring St. The Lofts and the STOA apartments represent the closest residential uses and sensitive receptors.

Table 1: Short-Term (15-min) Measurement Summary (dBA)

Location	Start	Leq	Lmax	Lmin	Estimated CNEL	Estimated Daytime Minimum	Estimated Nighttime Minimum	Estimated Peak Hour
NM1	1:00 PM	69.0	81.5	60.3	71.8	65.3	54.7	73.5
NM2	1:27 PM	64.8	80.1	55.3	67.6	61.1	50.5	69.3
NM3	1:58 PM	67.3	82.0	58.1	70.1	63.6	53.0	71.8

NM1 was 69.0 dBA Leq, NM2 was 64.8 dBA, and NM3 was 67.3 dBA. MD used 24-hour traffic counts on 3rd street to extrapolate minimum hour, peak hour, and CNEL levels.

3.2 FHWA Traffic Noise Model

The traffic noise analysis utilizes the Federal Highway Administration (FHWA) Traffic Noise Model, together with several key construction parameters. Key input speed, site conditions, average daily traffic (ADT), and vehicle mix data. Traffic noise input and output calculations are provided in Appendix C.

The modeling does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels.

3.3 FHWA Construction Noise Model

The construction noise analysis utilizes the Federal Highway Administration (FHWA) Roadway Construction Noise Model methodology, together with several key construction parameters. Key inputs include distance to the sensitive receiver, equipment usage, % usage factor, and baseline parameters for the project site. The project was analyzed based on the different construction phases.

Construction noise is expected to be loudest during the site preparation and build phases of construction. The construction noise calculation output worksheet is located in Appendix D. Construction assumptions follow the air quality report's assumptions and utilize the same equipment as outlined within said report.

4.0 Traffic Noise Level Projections

Traffic noise along W 3rd St and Spring St will be the main source of noise impacting the project site and the surrounding area and would have the potential largest change in noise level as a result of the proposed project once construction is completed.

A worst-case project generated traffic noise level was modeled utilizing the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108. Traffic noise levels were calculated at the future building's façade. The modeling does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels. Therefore, the levels are shown for comparative purposes only to show the difference in with and without project conditions. In addition, the noise contours for 60, 65 and 70 dBA CNEL were calculated. The potential off-site noise impacts caused by an increase of traffic from operation of the proposed project on the nearby roadway was calculated for the following scenarios.

The traffic levels are expected to increase 0.1 dBA CNEL on 3rd St and 0.2 dBA CNEL on Spring St as a result of the project.

Appendix C compares the future without and with project scenario and shows the change in traffic noise levels as a result of the proposed project. The project is **not** anticipated to change the existing noise level by a significant amount and therefore there is no impact.

5.0 Project Operational Noise Level Projections

All HVAC equipment will be shielded by walls much higher than the equipment height and will not be audible at the surrounding sites.

6.0 Construction Noise Level Projections

The degree of construction noise may vary for different areas of the project site and also vary depending on the construction activities. Noise levels associated with the construction will vary with the different phases of construction.

The projected construction noise levels at the uses to the surrounding apartments and state buildings are presented in Table 2. The Douglas Lofts and STOA apartments are considered sensitive receptors. Noise levels are projected from the center of the project site. Construction noise levels were compared to the nearest measured ambient level from Table 1. NM1 was taken by the Douglas Lofts, NM2 was taken by the state building to the southwest of the project site. NM3 was taken by the STOA apartments which is adjacent to the state building southeast of the project site.

<Table 2, Next Page>

Table 2: Projected Construction Noise Levels (dBA, Leq)¹

Location	Ambient	Phase	Construction Noise Level with Barriers ²	Construction Noise Plus Ambient	Increase in Ambient	Exceeds +5 Ambient or 75 dBA?
Douglas Lofts	69.0	Site Prep	67.3	71.4	+2.4	No
		Grade	69.5	72.5	+3.5	No
		Build	70.9	73.3	+4.3	No
		Pave	71.4	73.6	+4.6	No
		Arch Coat	65.9	70.7	+1.7	No
STOA Apartments	67.3	Site Prep	64.7	69.2	+1.9	No
		Grade	66.9	70.1	+2.8	No
		Build	68.3	70.8	+3.5	No
		Pave	68.8	71.1	+3.8	No
		Arch Coat	58.0	67.8	+0.5	No
Southeast State Building	67.3	Site Prep	77.2	77.6	+10.3	N/A
		Grade	79.4	79.7	+12.4	N/A
		Build	80.8	81.0	+13.7	N/A
		Pave	81.3	81.5	+14.2	N/A
		Arch Coat	70.4	72.2	+4.9	N/A
Southwest State Building	64.8	Site Prep	72.7	73.3	+8.5	N/A
		Grade	74.9	75.3	+10.5	N/A
		Build	76.2	76.5	+11.7	N/A
		Pave	76.8	77.0	+12.2	N/A
		Arch Coat	65.9	68.4	+3.6	N/A

Notes:
 1. Construction noise projected from center of project site to nearest adjacent use (structure).
 2. Barrier insertion loss calculations are provided in Appendix D.

Using 10-foot required temporary barriers along the northwest property line during site preparation through paving, the regulatory noise level limit of 75 dBA and CEQA significance threshold of +5 dB above the ambient is never exceeded at the Lofts and STOA Apartments. The ambient noise level at the Lofts will increase up to 4.6 dB due to construction and a construction plus ambient level of up to 73.6 dBA. The ambient noise level at the STOA apartments will increase up to 3.8 dB due to construction and a construction plus ambient level of up to 71.1 dBA.

The project will implement the following construction noise measures which will be required as conditions of approval in compliance with the City’s Noise Ordinance:

1. Construction and demolition shall be restricted to the hours of 7:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.

2. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
3. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
4. During site preparation through paving, a temporary sound barrier at least 10-feet tall on the northwest property boundary shall be installed. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent structures by at least 5 dBA. The supporting structure shall be engineered and erected according to applicable codes. The temporary barrier shall remain in place until all windows have been installed and all activities on the project site are complete.
5. Any stationary equipment such as cranes or generators shall be placed in the center of the project site when possible. Efforts shall be made to bring construction noise as far from the residences as possible.

7.0 Conclusions

The Project will be compliant with the City's noise ordinance and noise thresholds during construction with the implementation of the identified and required noise measures. In addition, the project will not generate a noise impact during operation. MD is pleased to provide this noise assessment for the proposed project. If you have any questions regarding this analysis, please call our office at (805) 426-4477.

Sincerely,
MD Acoustics, LLC



Claire Pincock, INCE-USA
Acoustical Consultant

Exhibit A Location Map

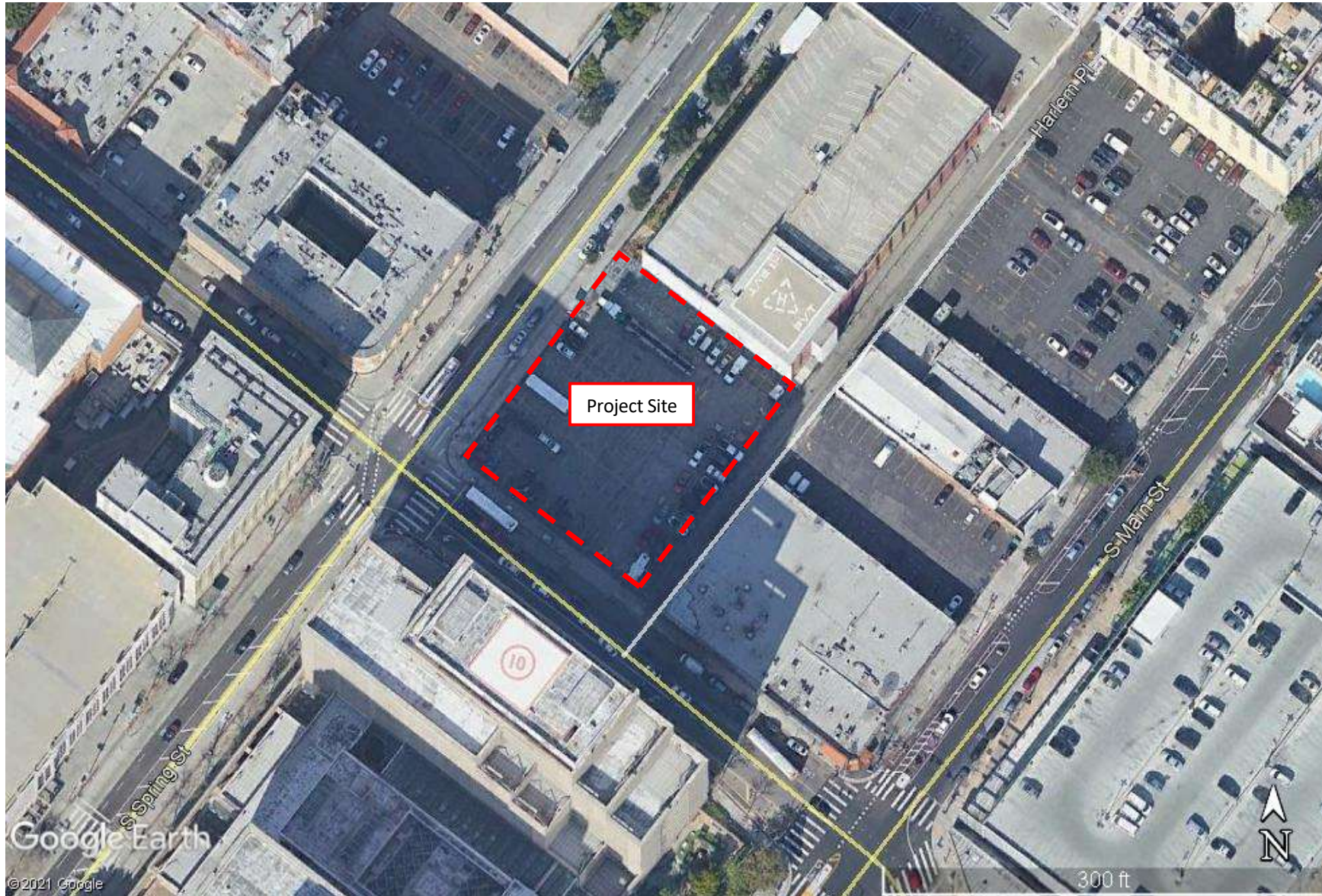
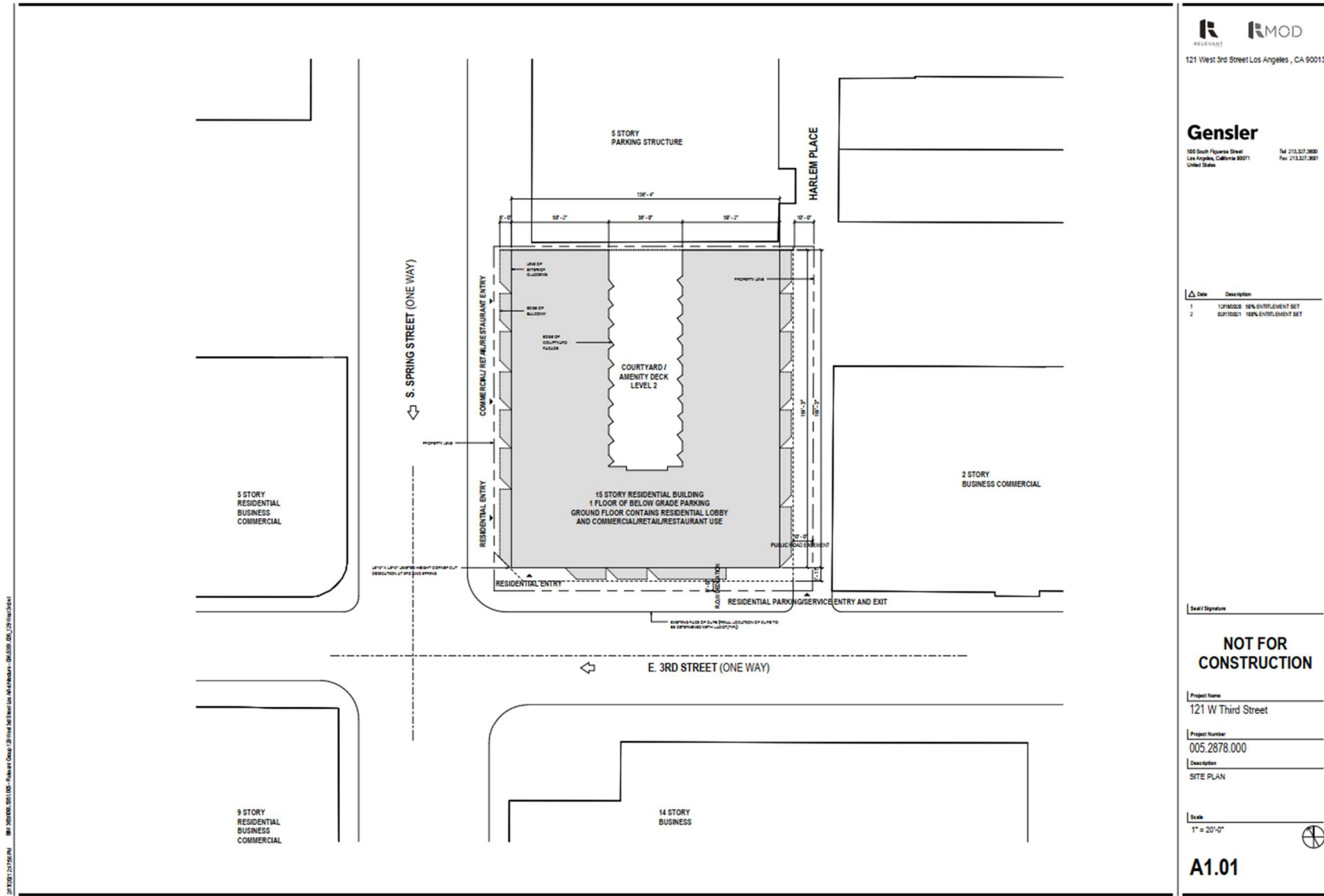


Exhibit B Site Plan



R MOD
 121 West 3rd Street Los Angeles, CA 90013

Gensler
 100 South Figueroa Street
 Los Angeles, California 90071
 United States
 Tel: 213.327.3800
 Fax: 213.327.3851

Date	Description
1	12/18/2015 10% ENTITLEMENT SET
2	02/11/2016 100% ENTITLEMENT SET

Scale/Signature

NOT FOR CONSTRUCTION

Project Name
 121 W Third Street

Project Number
 005.2878.000

Description
 SITE PLAN

Scale
 1" = 20'-0"

A1.01

© 2015 Gensler

2/11/2016 12:15:00 PM 181 2000000.000 - Filepath: C:\Users\MDA\Documents\121 W 3rd St\121 W 3rd St.dwg

Exhibit C Noise Measurement Locations



Appendix A
Glossary of Acoustical Terms

Glossary of Terms

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

Habitable Room: Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.

L(n): The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly L50, L90 and L99, etc.

Noise: Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Noise Criteria (NC) Method: This metric plots octave band sound levels against a family of reference curves, with the number rating equal to the highest tangent line value as demonstrated in Figure 1.

Percent Noise Levels: See L(n).

Room Criterion (RC) Method: When sound quality in the space is important, the RC metric provides a diagnostic tool to quantify both the speech interference level and spectral imbalance.

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

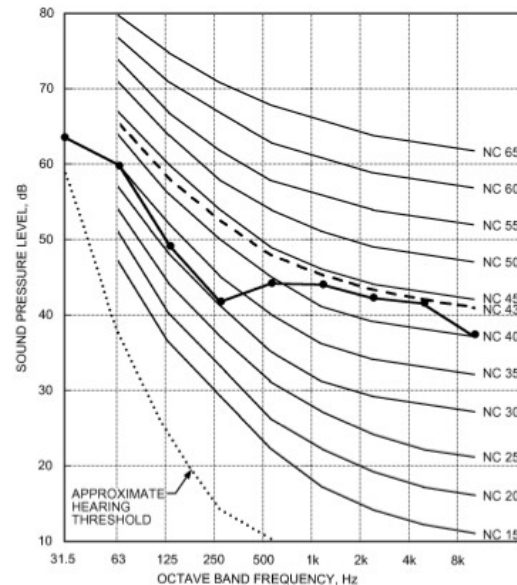
Sound Transmission Class (STC): To quantify STC, a Transmission Loss (TL) measurement is performed in a laboratory over a range of 16 third-octave bands between 125 – 4,000 Hertz (Hz). The average human voice creates sound within the 125 – 4,000 Hz 1/3rd octave bands.

STC is a single-number rating given to a particular material or assembly. The STC rating measures the ability of a material or an assembly to resist airborne sound transfer over the specified frequencies (see ASTM International Classification E413 and E90). In general, a higher STC rating corresponds with a greater reduction of noise transmitting through a partition.

STC is highly dependent on the construction of the partition. The STC of a partition can be increased by: adding mass, increasing or adding air space, adding absorptive materials within the assembly. The STC rating does not assess low frequency sound transfer (e.g. sounds less than 125 Hz). Special consideration must be given to spaces where the noise transfer concern has lower frequencies than speech, such as mechanical equipment and or/or music. The STC rating is a lab test that does not take into consideration weak points, penetrations, or flanking paths.

Even with a high STC rating, any penetration, air-gap, or “flanking path can seriously degrade the isolation quality of a wall. Flanking paths are the means for sound to transfer from one space to another other than through the wall. Sound can flank over, under, or around a wall. Sound can also travel through common ductwork, plumbing or corridors. Noise will travel between spaces at the weakest points. Typically, there is no reason to spend money or effort to improve the walls until all weak points are controlled first.

FIGURE 1: Sample NC Curves and Sample Spectrum Levels



Outdoor Living Area: Outdoor spaces that are associated with residential land uses typically used for passive recreational activities or other noise-sensitive uses. Such spaces include patio areas, barbecue areas, jacuzzi areas, etc. associated with residential uses; outdoor patient recovery or resting areas associated with hospitals, convalescent hospitals, or rest homes; outdoor areas associated with places of worship which have a significant role in services or other noise-sensitive activities; and outdoor school facilities routinely used for educational purposes which may be adversely impacted by noise. Outdoor areas usually not included in this definition are: front yard areas, driveways, greenbelts, maintenance areas and storage areas associated with residential land uses; exterior areas at hospitals that are not used for patient activities; outdoor areas associated with places of worship and principally used for short-term social gatherings; and, outdoor areas associated with school facilities that are not typically associated with educational uses prone to adverse noise impacts (for example, school play yard areas).

Percent Noise Levels: See L(n).

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Single Event Noise Exposure Level (SENEL): The dB(A) level which, if it lasted for one second, would produce the same A-weighted sound energy as the actual event.

Appendix B
Field Sheet Data

15-Minute Noise Measurement Datasheet

Project: 121 W 3rd Street, City of Los Angeles.
Site Address/Location: 121 W 3rd Street , Los Angeles, CA 90013
Date: 6/8/2021
Field Tech/Engineer: Ian Edward Gallagher

Site Observations: Main noise sources are from vehicular traffic travelling along S Spring St, S Main St, W 3rd St, W 2nd St & other surrounding roads . The local buildings reflect much of the sound. Other noise sources include bird song, occasional low altitude jet aircraft & choppers. City ambiance, pedestrians walking. Sirens of distant emergency vehicles (& other city anbiance). Leaf rustle from trees due to 7 mph breeze. Constant hum of AC units & other equipment

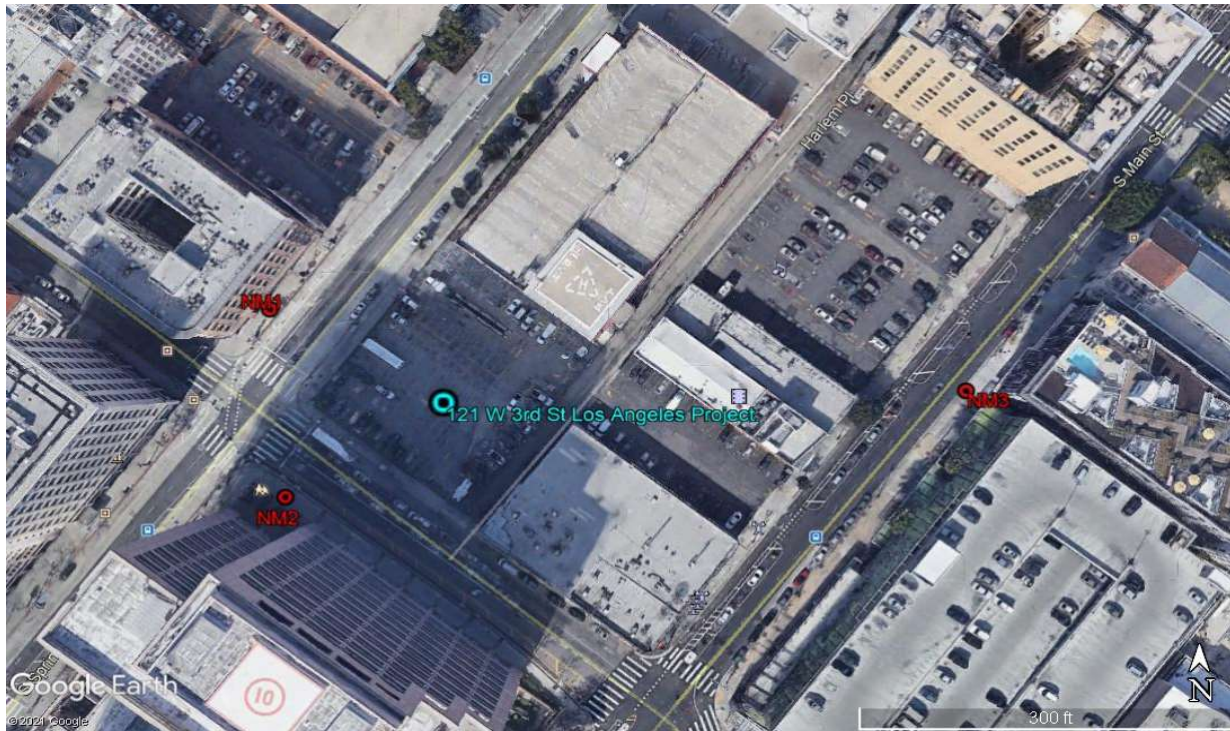
General Location: 121 W 3rd Street , Los Angeles, CA 90013
Sound Meter: Larson Davis Sound Track LxT2 **SN:** 1152
Settings: A-weighted, slow, 1-min, 15-minute interval
Meteorological Con.: 72 deg F, 7 mph wind, 42% humidity, <5% clear skies, sunshine.
Site ID: NM-1 2 & 3

Site Topo: Urbanscape. Residential /Commercial/ Various businesses..
Ground Type: Hard site conditions, acoustically refractive, absorptive but mostly reflective.

NM locations, lat , long :

NM1 Meter: 34° 3'1.78"N 118°14'48.85"W NM3 Meter: 34° 3'1.09"N 118°14'42.33"W
 NM2 Meter: 34° 3'0.19"N 118°14'48.71"W

Figure 1: Monitoring Locations



15-Minute Noise Measurement Datasheet - Cont.

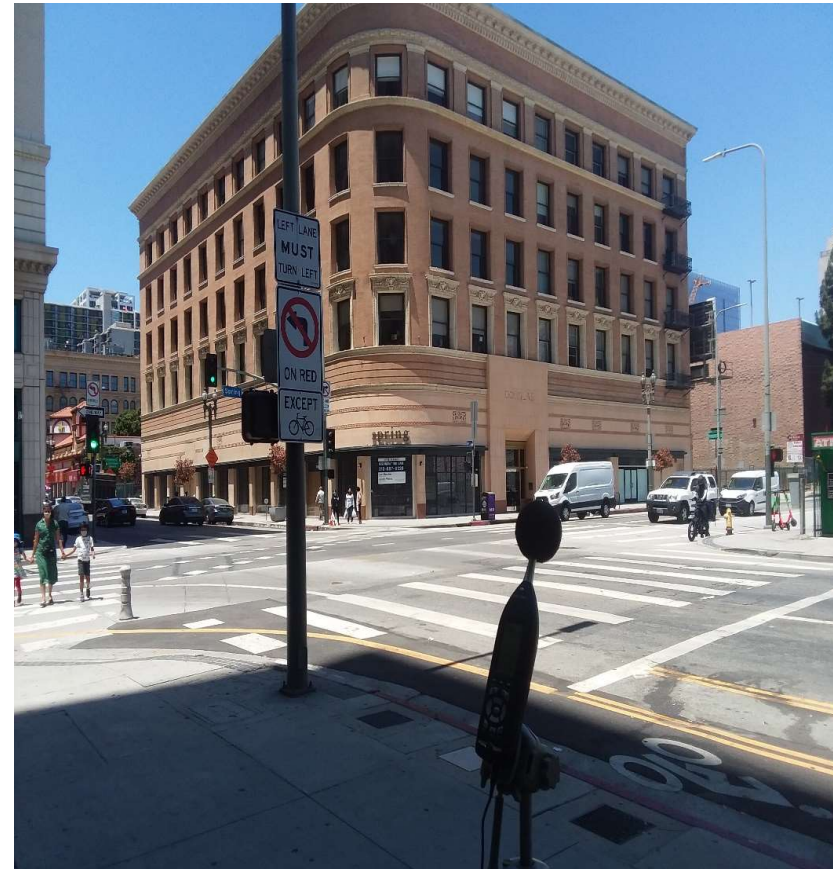
Project: 121 W 3rd Street, City of Los Angeles.
 Site Address/Location: 121 W 3rd Street, Los Angeles, CA 90013
 Site ID: NM-1 2 & 3

Figure 2: STNM1 Photo



NM1 looking S across S Spring St & W 3rd Street intersection towards multistorey building 300 S Spring Street, Los Angeles (60 yds). 266 vehicles passed microphone travelling along Spring Street during 15 minute measurement.

Figure 3: STNM2 Photo

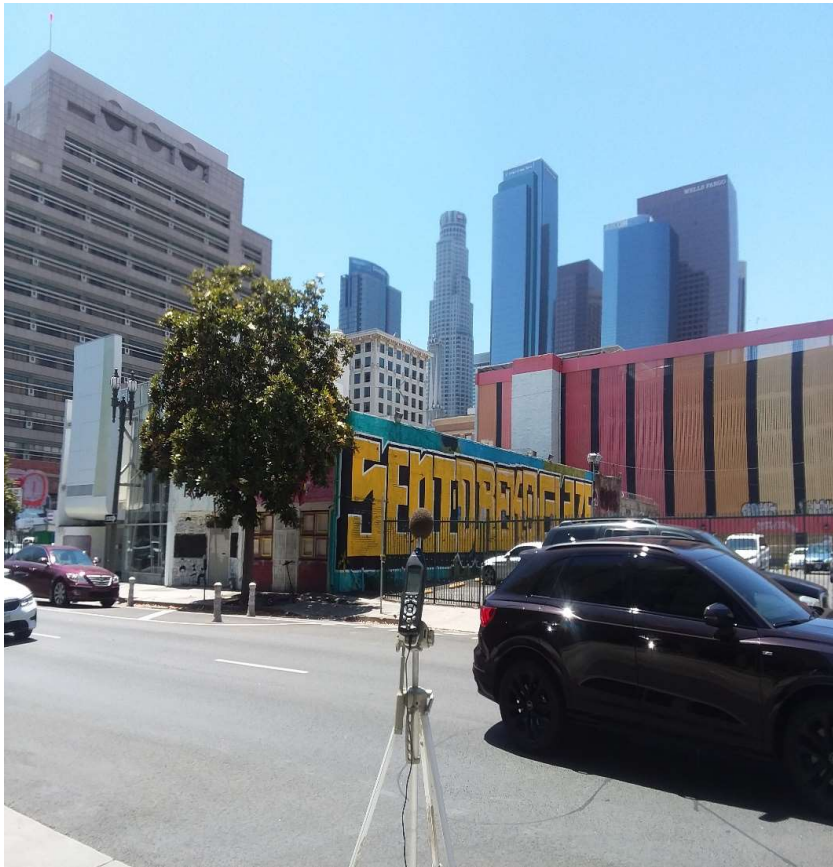


NM2 looking N across W 3rd Street & S Spring Street intersection towards Douglas multistorey building (60 yds). 44 vehicles passed microphone travelling along W 3rd Street during 15 minute measurement.

15-Minute Noise Measurement Datasheet - Cont.

Project: 121 W 3rd Street, City of Los Angeles.
Site Address/Location: 121 W 3rd Street , Los Angeles, CA 90013
Site ID: NM-1 2 & 3

Figure 4: STNM3 Photo



NM3 looking WSW across S Main Street, large building 300 S Spring Street, Los Angeles on the left. Los Angeles sky line on the right. Joe's Public Parking across the street . 158 vehicles passed microphone travelling along S Main Street during 15 minute measurement.

15-Minute Noise Measurement Datasheet - Cont.

Project: 121 W 3rd Street, City of Los Angeles.
Site Address/Location: 121 W 3rd Street , Los Angeles, CA 90013
Site ID: NM-1 2 & 3

Table 1: Noise Measurement Summary

Location	Start	Stop	Leq/ dB	Lmax/ dB	Lmin/ dB	L2/ dB	L8/ dB	L25/ dB	L50/ dB	L90/ dB
NM 1	1:00 PM	1:15 PM	69.0	81.5	60.3	77.1	73.5	68.1	65.6	62.4
NM 2	1:27 PM	1:42 PM	64.8	80.1	55.3	71.8	67.9	64.3	62.0	57.9
NM 3	1:58 PM	2:13 PM	67.3	82.0	58.1	74.6	70.9	67.9	64.0	59.4

Appendix C
Traffic Noise Calculations Input/Outputs



City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET: North/South Spring St

East/West 3rd St

Day: Thursday Date: March 23, 2017 Weather: SUNNY

Hours: 7-10 & 3-6 Chekrs: NDS

School Day: YES District: _____ I/S CODE _____

	N/B	S/B	E/B	W/B
DUAL-WHEELED BIKES	0	83	0	99
BUSES	27	169	26	100
	0	368	0	42
		0.0182		0.0142
		0.0806		0.0060

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	0	0.00	265	8.45	0	0.00	430	7.45
PM PK 15 MIN	0	0.00	194	17.30	0	0.00	302	16.30
AM PK HOUR	0	0.00	976	8.15	0	0.00	1602	7.00
PM PK HOUR	0	0.00	739	16.45	0	0.00	1130	16.15

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	0	0	0
8-9	0	0	0	0
9-10	0	0	0	0
15-16	0	0	0	0
16-17	0	0	0	0
17-18	0	0	0	0
TOTAL	0	0	0	0

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	584	160	744
8-9	0	698	233	931
9-10	0	684	152	836
15-16	0	478	139	617
16-17	0	553	158	711
17-18	0	515	211	726
TOTAL	0	3512	1053	4565

TOTAL

XING S/L

XING N/L

N-S	Ped	Sch	Ped	Sch
744	45	5	46	12
931	80	3	94	6
836	77	9	66	13
617	81	8	93	15
711	83	12	90	9
726	99	5	101	9
4565	465	42	490	64

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	0	0	0
8-9	0	0	0	0
9-10	0	0	0	0
15-16	0	0	0	0
16-17	0	0	0	0
17-18	0	0	0	0
TOTAL	0	0	0	0

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	405	1197	0	1602
8-9	421	1018	0	1439
9-10	490	432	0	922
15-16	353	472	0	825
16-17	255	844	0	1099
17-18	331	735	0	1066
TOTAL	2255	4698	0	6953

TOTAL

XING W/L

XING E/L

E-W	Ped	Sch	Ped	Sch
1602	61	6	61	21
1439	77	2	108	14
922	61	2	110	10
825	98	0	118	9
1099	105	6	128	19
1066	113	9	134	5
6953	515	25	659	78

12:00 AM	179	-7.1	61.9	71.9	15438084
1:00 AM	156	-7.7	61.3	71.3	13454420
2:00 AM	83	-10.5	58.5	68.5	7158441
3:00 AM	34	-14.3	54.7	64.7	2932374
4:00 AM	53	-12.4	56.6	66.6	4571053
5:00 AM	279	-5.2	63.8	73.8	24062712
6:00 AM	986	0.3	69.3	79.3	85038832
7:00 AM	2580	4.5	73.5	73.5	22251540
8:00 AM	1626	2.5	71.5	71.5	14023645
9:00 AM	1220	1.2	70.2	70.2	10522046
10:00 AM	928	0.0	69.0	69.0	8003655
11:00 AM	946	0.1	69.1	69.1	8158898
12:00 PM	883	-0.2	68.8	68.8	7615546
1:00 PM	921	0.0	69	69.0	7943282
2:00 PM	759	-0.8	68.2	68.2	6546093
3:00 PM	852	-0.3	68.7	68.7	7348183
4:00 PM	849	-0.4	68.6	68.6	7322309
5:00 PM	855	-0.3	68.7	68.7	7374057
6:00 PM	886	-0.2	68.8	68.8	7641420
7:00 PM	862	-0.3	68.7	73.7	23509730
8:00 PM	416	-3.5	65.5	70.5	11345763
9:00 PM	391	-3.7	65.3	70.3	10663926
10:00 PM	379	-3.9	65.1	75.1	32687340
11:00 PM	228	-6.1	62.9	72.9	19664152 71.82412

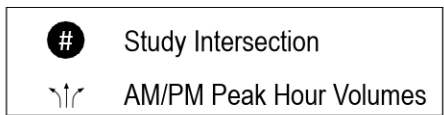


Figure 3-10
Existing Traffic Volumes

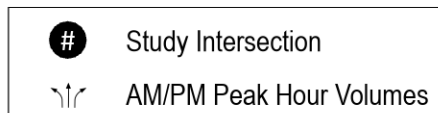


Figure 5-2
Future Cumulative Baseline Traffic Volumes

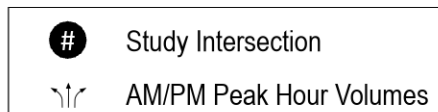


Figure 5-3
Future Cumulative with Project Traffic Volumes

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL

PROJECT: 121 W 3rd St
 ROADWAY: 3rd St
 LOCATION: Main to Spring 2021

JOB #: 0332-21-06
 DATE: 2-Jul-21
 ENGINEER: C. Pincock

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT = 17,100
 SPEED = 25
 PK HR % = 10
 NEAR LANE/FAR LANE DIS = 30
 ROAD ELEVATION = 0.0
 GRADE = 0.0 %
 PK HR VOL = 1,710

RECEIVER INPUT DATA

RECEIVER DISTANCE = 35
 DIST C/L TO WALL = 20
 RECEIVER HEIGHT = 5.0
 WALL DISTANCE FROM RECEIVER = 15
 PAD ELEVATION = 0.0
 ROADWAY VIEW: LF ANGLE= -90
 RT ANGLE= 90
 DF ANGLE= 180

SITE CONDITIONS

AUTOMOBILES = 10
 MEDIUM TRUCKS = 10 (10 = HARD SITE, 15 = SOFT SITE)
 HEAVY TRUCKS = 10

WALL INFORMATION

HTH WALL = 0.0
 AMBIENT= 0.0
 BARRIER = 0 (0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.775	0.129	0.096	0.9798
MEDIUM TRUCK	0.848	0.049	0.103	0.0060
HEAVY TRUCKS	0.865	0.027	0.108	0.0142

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	31.76	--
MEDIUM TRUCKS	4.0	31.64	--
HEAVY TRUCKS	8.0	31.77	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	64.3	62.4	60.6	54.6	63.2	63.8
MEDIUM TRUCKS	53.8	52.3	46.0	44.4	52.9	53.1
HEAVY TRUCKS	63.7	62.3	53.3	54.5	62.9	63.0
NOISE LEVELS (dBA)	67.2	65.6	61.5	57.8	66.2	66.6

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	64.3	62.4	60.6	54.6	63.2	63.8
MEDIUM TRUCKS	53.8	52.3	46.0	44.4	52.9	53.1
HEAVY TRUCKS	63.7	62.3	53.3	54.5	62.9	63.0
NOISE LEVELS (dBA)	67.2	65.6	61.5	57.8	66.2	66.6

NOISE CONTOUR (FT)

NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	16	51	161	509
LDN	15	47	147	466

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL

PROJECT: 121 W 3rd St
 ROADWAY: 3rd St
 LOCATION: Main to Spring 2024

JOB #: 0332-21-06
 DATE: 2-Jul-21
 ENGINEER: C. Pincock

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT = 18,800
 SPEED = 25
 PK HR % = 10
 NEAR LANE/FAR LANE DIS = 30
 ROAD ELEVATION = 0.0
 GRADE = 0.0 %
 PK HR VOL = 1,880

RECEIVER INPUT DATA

RECEIVER DISTANCE = 35
 DIST C/L TO WALL = 20
 RECEIVER HEIGHT = 5.0
 WALL DISTANCE FROM RECEIVER = 15
 PAD ELEVATION = 0.0
 ROADWAY VIEW: LF ANGLE= -90
 RT ANGLE= 90
 DF ANGLE= 180

SITE CONDITIONS

AUTOMOBILES = 10
 MEDIUM TRUCKS = 10 (10 = HARD SITE, 15 = SOFT SITE)
 HEAVY TRUCKS = 10

WALL INFORMATION

HTH WALL = 0.0
 AMBIENT= 0.0
 BARRIER = 0 (0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.775	0.129	0.096	0.9798
MEDIUM TRUCK	0.848	0.049	0.103	0.0060
HEAVY TRUCKS	0.865	0.027	0.108	0.0142

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	31.76	--
MEDIUM TRUCKS	4.0	31.64	--
HEAVY TRUCKS	8.0	31.77	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	64.7	62.8	61.0	55.0	63.6	64.2
MEDIUM TRUCKS	54.2	52.7	46.4	44.8	53.3	53.5
HEAVY TRUCKS	64.1	62.7	53.7	54.9	63.3	63.4
NOISE LEVELS (dBA)	67.6	66.0	61.9	58.2	66.7	67.0

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	64.7	62.8	61.0	55.0	63.6	64.2
MEDIUM TRUCKS	54.2	52.7	46.4	44.8	53.3	53.5
HEAVY TRUCKS	64.1	62.7	53.7	54.9	63.3	63.4
NOISE LEVELS (dBA)	67.6	66.0	61.9	58.2	66.7	67.0

NOISE CONTOUR (FT)

NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	18	56	177	559
LDN	16	51	162	513

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL

PROJECT: 121 W 3rd St	JOB #: 0332-21-06
ROADWAY: Spring St	DATE: 2-Jul-21
LOCATION: 2nd to 3rd 2021	ENGINEER: C. Pincock

NOISE INPUT DATA

ROADWAY CONDITIONS	RECEIVER INPUT DATA
ADT = 8,800	RECEIVER DISTANCE = 40
SPEED = 25	DIST C/L TO WALL = 20
PK HR % = 10	RECEIVER HEIGHT = 5.0
NEAR LANE/FAR LANE DIS = 30	WALL DISTANCE FROM RECEIVER = 20
ROAD ELEVATION = 0.0	PAD ELEVATION = 0.0
GRADE = 0.0 %	ROADWAY VIEW: LF ANGLE= -90
PK HR VOL = 880	RT ANGLE= 90
	DF ANGLE= 180

SITE CONDITIONS	WALL INFORMATION
AUTOMOBILES = 10	HTH WALL = 0.0
MEDIUM TRUCKS = 10 (10 = HARD SITE, 15 = SOFT SITE)	AMBIENT= 0.0
HEAVY TRUCKS = 10	BARRIER = 0 (0 = WALL, 1 = BERM)

VEHICLE MIX DATA	MISC. VEHICLE INFO																																				
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>VEHICLE TYPE</th> <th>DAY</th> <th>EVENING</th> <th>NIGHT</th> <th>DAILY</th> </tr> </thead> <tbody> <tr> <td>AUTOMOBILES</td> <td align="right">0.775</td> <td align="right">0.129</td> <td align="right">0.096</td> <td align="right">0.9012</td> </tr> <tr> <td>MEDIUM TRUCK</td> <td align="right">0.848</td> <td align="right">0.049</td> <td align="right">0.103</td> <td align="right">0.0806</td> </tr> <tr> <td>HEAVY TRUCKS</td> <td align="right">0.865</td> <td align="right">0.027</td> <td align="right">0.108</td> <td align="right">0.0182</td> </tr> </tbody> </table>	VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY	AUTOMOBILES	0.775	0.129	0.096	0.9012	MEDIUM TRUCK	0.848	0.049	0.103	0.0806	HEAVY TRUCKS	0.865	0.027	0.108	0.0182	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>VEHICLE TYPE</th> <th>HEIGHT</th> <th>SLE DISTANCE</th> <th>GRADE ADJUSTMENT</th> </tr> </thead> <tbody> <tr> <td>AUTOMOBILES</td> <td align="right">2.0</td> <td align="right">37.20</td> <td align="center">--</td> </tr> <tr> <td>MEDIUM TRUCKS</td> <td align="right">4.0</td> <td align="right">37.09</td> <td align="center">--</td> </tr> <tr> <td>HEAVY TRUCKS</td> <td align="right">8.0</td> <td align="right">37.20</td> <td align="right">0.00</td> </tr> </tbody> </table>	VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT	AUTOMOBILES	2.0	37.20	--	MEDIUM TRUCKS	4.0	37.09	--	HEAVY TRUCKS	8.0	37.20	0.00
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NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	60.4	58.5	56.7	50.6	59.3	59.9
MEDIUM TRUCKS	61.5	60.0	53.7	52.1	60.6	60.8
HEAVY TRUCKS	61.2	59.8	50.8	52.0	60.4	60.5
NOISE LEVELS (dBA)	65.8	64.3	59.1	56.4	64.9	65.2

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	60.4	58.5	56.7	50.6	59.3	59.9
MEDIUM TRUCKS	61.5	60.0	53.7	52.1	60.6	60.8
HEAVY TRUCKS	61.2	59.8	50.8	52.0	60.4	60.5
NOISE LEVELS (dBA)	65.8	64.3	59.1	56.4	64.9	65.2

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	13	42	132	417
LDN	12	39	123	389

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL

PROJECT: 121 W 3rd St	JOB #: 0332-21-06
ROADWAY: Spring St	DATE: 2-Jul-21
LOCATION: 2nd to 3rd 2024	ENGINEER: C. Pincock

NOISE INPUT DATA

ROADWAY CONDITIONS	RECEIVER INPUT DATA
ADT = 10,700	RECEIVER DISTANCE = 40
SPEED = 25	DIST C/L TO WALL = 20
PK HR % = 10	RECEIVER HEIGHT = 5.0
NEAR LANE/FAR LANE DIS = 30	WALL DISTANCE FROM RECEIVER = 20
ROAD ELEVATION = 0.0	PAD ELEVATION = 0.0
GRADE = 0.0 %	ROADWAY VIEW: LF ANGLE= -90
PK HR VOL = 1,070	RT ANGLE= 90
	DF ANGLE= 180

SITE CONDITIONS	WALL INFORMATION
AUTOMOBILES = 10	HTH WALL = 0.0
MEDIUM TRUCKS = 10 (10 = HARD SITE, 15 = SOFT SITE)	AMBIENT= 0.0
HEAVY TRUCKS = 10	BARRIER = 0 (0 = WALL, 1 = BERM)

VEHICLE MIX DATA	MISC. VEHICLE INFO																																				
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NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	61.2	59.3	57.5	51.5	60.1	60.7
MEDIUM TRUCKS	62.4	60.9	54.5	53.0	61.4	61.7
HEAVY TRUCKS	62.1	60.6	51.6	52.9	61.2	61.3
NOISE LEVELS (dBA)	66.7	65.1	60.0	57.3	65.7	66.0

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	61.2	59.3	57.5	51.5	60.1	60.7
MEDIUM TRUCKS	62.4	60.9	54.5	53.0	61.4	61.7
HEAVY TRUCKS	62.1	60.6	51.6	52.9	61.2	61.3
NOISE LEVELS (dBA)	66.7	65.1	60.0	57.3	65.7	66.0

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	16	51	160	507
LDN	15	47	150	473

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL

PROJECT: 121 W 3rd St	JOB #: 0332-21-06
ROADWAY: Spring St	DATE: 2-Jul-21
LOCATION: 2nd to 3rd 2024 + Project	ENGINEER: C. Pincock

NOISE INPUT DATA

ROADWAY CONDITIONS	RECEIVER INPUT DATA
ADT = 11,000	RECEIVER DISTANCE = 40
SPEED = 25	DIST C/L TO WALL = 20
PK HR % = 10	RECEIVER HEIGHT = 5.0
NEAR LANE/FAR LANE DIS = 30	WALL DISTANCE FROM RECEIVER = 20
ROAD ELEVATION = 0.0	PAD ELEVATION = 0.0
GRADE = 0.0 %	ROADWAY VIEW: LF ANGLE= -90
PK HR VOL = 1,100	RT ANGLE= 90
	DF ANGLE= 180

SITE CONDITIONS	WALL INFORMATION
AUTOMOBILES = 10	HTH WALL = 0.0
MEDIUM TRUCKS = 10 (10 = HARD SITE, 15 = SOFT SITE)	AMBIENT= 0.0
HEAVY TRUCKS = 10	BARRIER = 0 (0 = WALL, 1 = BERM)

VEHICLE MIX DATA	MISC. VEHICLE INFO																																				
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NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	61.3	59.4	57.7	51.6	60.2	60.8
MEDIUM TRUCKS	62.5	61.0	54.6	53.1	61.6	61.8
HEAVY TRUCKS	62.2	60.8	51.7	53.0	61.3	61.5
NOISE LEVELS (dBA)	66.8	65.2	60.1	57.4	65.8	66.2

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	61.3	59.4	57.7	51.6	60.2	60.8
MEDIUM TRUCKS	62.5	61.0	54.6	53.1	61.6	61.8
HEAVY TRUCKS	62.2	60.8	51.7	53.0	61.3	61.5
NOISE LEVELS (dBA)	66.8	65.2	60.1	57.4	65.8	66.2

NOISE CONTOUR (FT)

NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	16	52	165	521
LDN	15	49	154	486

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL

PROJECT: 121 W 3rd St
 ROADWAY: 3rd St
 LOCATION: Main to Spring 2024

JOB #: 0332-21-06
 DATE: 2-Jul-21
 ENGINEER: C. Pincock

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT = 19,200
 SPEED = 25
 PK HR % = 10
 NEAR LANE/FAR LANE DIS = 30
 ROAD ELEVATION = 0.0
 GRADE = 0.0 %
 PK HR VOL = 1,920

RECEIVER INPUT DATA

RECEIVER DISTANCE = 35
 DIST C/L TO WALL = 20
 RECEIVER HEIGHT = 5.0
 WALL DISTANCE FROM RECEIVER = 15
 PAD ELEVATION = 0.0
 ROADWAY VIEW: LF ANGLE= -90
 RT ANGLE= 90
 DF ANGLE= 180

SITE CONDITIONS

AUTOMOBILES = 10
 MEDIUM TRUCKS = 10 (10 = HARD SITE, 15 = SOFT SITE)
 HEAVY TRUCKS = 10

WALL INFORMATION

HTH WALL = 0.0
 AMBIENT= 0.0
 BARRIER = 0 (0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.775	0.129	0.096	0.9798
MEDIUM TRUCK	0.848	0.049	0.103	0.0060
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MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	31.76	--
MEDIUM TRUCKS	4.0	31.64	--
HEAVY TRUCKS	8.0	31.77	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	64.8	62.9	61.1	55.1	63.7	64.3
MEDIUM TRUCKS	54.3	52.8	46.5	44.9	53.4	53.6
HEAVY TRUCKS	64.2	62.8	53.8	55.0	63.4	63.5
NOISE LEVELS (dBA)	67.7	66.1	62.0	58.3	66.7	67.1

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	64.8	62.9	61.1	55.1	63.7	64.3
MEDIUM TRUCKS	54.3	52.8	46.5	44.9	53.4	53.6
HEAVY TRUCKS	64.2	62.8	53.8	55.0	63.4	63.5
NOISE LEVELS (dBA)	67.7	66.1	62.0	58.3	66.7	67.1

NOISE CONTOUR (FT)

NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	18	57	181	571
LDN	17	52	166	524

24 Hours Traffic Volume

City of Los Angeles

Department of Transportation

RAW DATA 30V070726061345.rdf

COUNTER HUGO/LAVEDIA

DATE 07/26/2007

START TIME 12:00 AM

DATE PREPARED 08-Aug-07

SENSOR LAYOUT '11'

SENSOR SPACING '0'

LOCATION **3RD ST AT MAIN ST**
 INTERSECTION **E/W STREET 1-WAY ONLY**
 DESCRIPTION **3RDMAI**

DAY OF WEEK **WEDNESDAY**
 DOT DISTRICT **CENTRAL**
 WEATHER **CLEAR**

NORTH / WEST BOUND

SOUTH / EAST BOUND

TIME	1ST	2ND	3RD	4TH	HOUR TOTAL	1ST	2ND	3RD	4TH	HOUR TOTAL	TOTAL
	QTR	QTR	QTR	QTR		QTR	QTR	QTR	QTR		
12 AM	45	43	50	41	179	0	0	0	0	0	179
1 AM	36	55	40	25	156	0	0	0	0	0	156
2 AM	20	28	23	12	83	0	0	0	0	0	83
3 AM	7	10	10	7	34	0	0	0	0	0	34
4 AM	8	8	21	16	53	0	0	0	0	0	53
5 AM	55	46	71	107	279	0	0	0	0	0	279
6 AM	114	225	303	344	986	0	0	0	0	0	986
7 AM	348	409	415	408	1580	0	0	0	0	0	1580
8 AM	433	421	388	384	1626	0	0	0	0	0	1626
9 AM	358	316	282	264	1220	0	0	0	0	0	1220
10 AM	264	232	231	201	928	0	0	0	0	0	928
11 AM	214	249	250	233	946	0	0	0	0	0	946
12 NN	217	230	211	225	883	0	0	0	0	0	883
1 PM	221	237	215	248	921	0	0	0	0	0	921
2 PM	189	176	203	191	759	0	0	0	0	0	759
3 PM	216	199	209	228	852	0	0	0	0	0	852
4 PM	198	239	210	202	849	0	0	0	0	0	849
5 PM	232	212	213	198	855	0	0	0	0	0	855
6 PM	214	201	245	226	886	0	0	0	0	0	886
7 PM	200	195	167	100	662	0	0	0	0	0	662
8 PM	84	110	100	122	416	0	0	0	0	0	416
9 PM	111	92	96	92	391	0	0	0	0	0	391
10 PM	113	116	81	69	379	0	0	0	0	0	379
11 PM	72	56	54	46	228	0	0	0	0	0	228

FIRST 12-HOURS PEAK QUARTER COUNT
 LAST 12-HOURS PEAK QUARTER COUNT
 24 HOUR VEHICLES TOTAL
 TOTAL VEHICLES STANDARD DEVIATION (STD)

433	8 AM	1ST
248	1 PM	4TH
	16151	
[+,-]	445.33	

0	12 AM	1ST
0	12 NN	1ST
	0	16151
[+,-]	0.00	445.33

PEAK HOURS VOLUME

NORTH / WEST BOUND

SOUTH / EAST BOUND

BOTH DIRECTIONS

	PEAK HOUR	VOLUME VEHICLES		PEAK HOUR	VOLUME VEHICLES		PEAK HOUR	VOLUME VEHICLES
FIRST 12H PEAK	8 AM	1626		12 AM	0		1626	1626
LAST 12H PEAK	1 PM	921		12 NN	0		921	921
FIRST 12H PEAK STD		[+,-] 20.98			[+,-] 0.00			20.98
LAST 12H PEAK STD		[+,-] 13.03			[+,-] 0.00			13.03

Appendix D
Construction Noise Calculations

Receptor - Douglas Lofts

A	B	C	D	E	F	G	H	I	J
Construction Phase Equipment Item	# of Items	Item Lmax at 50 feet, dBA	Dist. To Recptr.	Item Usage Percent	Usage Factor	Dist. Correction dB	Usage Adj. dB	Recptr. Item Lmax, dBA	Recptr. Items Leq, dBA
SITE PREP									
1. Graders	1	85	160	40	0.40	-10.1	-4.0	74.9	70.9
2. Tractors/Loaders/Backhoes	1	82	160	40	0.40	-10.1	-4.0	71.9	67.9
							Log Sum	76.7	72.7
GRADE									
1. Graders	1	85	160	40	0.40	-10.1	-4.0	74.9	70.9
2. Rubber Tired Dozers	1	85	160	40	0.40	-10.1	-4.0	74.9	70.9
3. Tractors/Loaders/Backhoes	1	82	160	40	0.40	-10.1	-4.0	71.9	67.9
							Log Sum	78.9	74.9
BUILD									
1. Cranes	1	85	160	16	0.16	-10.1	-8.0	74.9	66.9
2. Forklifts	2	85	160	40	0.80	-10.1	-1.0	74.9	73.9
3. Tractors/Loaders/Backhoes	2	82	160	40	0.80	-10.1	-1.0	71.9	70.9
							Log Sum	78.9	76.2
PAVE									
1. Cement and Mortar Mixers	4	80	160	50	2.00	-10.1	3.0	69.9	72.9
2. Pavers	1	85	160	50	0.50	-10.1	-3.0	74.9	71.9
3. Rollers	1	85	160	20	0.20	-10.1	-7.0	74.9	67.9
4. Tractors/Loaders/Backhoes	1	82	160	40	0.40	-10.1	-4.0	71.9	67.9
							Log Sum	79.4	76.8
ARCH COAT									
1. Air Compressors	1	80	160	40	0.40	-10.1	-4.0	69.9	65.9
							Log Sum	69.9	65.9

Receptor - Southeast

A	B	C	D	E	F	G	H	I	J
Construction Phase Equipment Item	# of Items	Item Lmax at 50 feet, dBA	Dist. To Recptr.	Item Usage Percent	Usage Factor	Dist. Correction dB	Usage Adj. dB	Recptr. Item Lmax, dBA	Recptr. Items Leq, dBA
SITE PREP									
1. Graders	1	85	95	40	0.40	-5.6	-4.0	79.4	75.4
2. Tractors/Loaders/Backhoes	1	82	95	40	0.40	-5.6	-4.0	76.4	72.4
							Log Sum	81.2	77.2
GRADE									
1. Graders	1	85	95	40	0.40	-5.6	-4.0	79.4	75.4
2. Rubber Tired Dozers	1	85	95	40	0.40	-5.6	-4.0	79.4	75.4
3. Tractors/Loaders/Backhoes	1	82	95	40	0.40	-5.6	-4.0	76.4	72.4
							Log Sum	83.4	79.4
BUILD									
1. Cranes	1	85	95	16	0.16	-5.6	-8.0	79.4	71.5
2. Forklifts	2	85	95	40	0.80	-5.6	-1.0	79.4	78.5
3. Tractors/Loaders/Backhoes	2	82	95	40	0.80	-5.6	-1.0	76.4	75.5
							Log Sum	83.4	80.8
PAVE									
1. Cement and Mortar Mixers	4	80	95	50	2.00	-5.6	3.0	74.4	77.4
2. Pavers	1	85	95	50	0.50	-5.6	-3.0	79.4	76.4
3. Rollers	1	85	95	20	0.20	-5.6	-7.0	79.4	72.4
4. Tractors/Loaders/Backhoes	1	82	95	40	0.40	-5.6	-4.0	76.4	72.4
							Log Sum	83.9	81.3
ARCH COAT									
1. Air Compressors	1	80	95	40	0.40	-5.6	-4.0	74.4	70.4
							Log Sum	74.4	70.4

Receptor - Southwest

A	B	C	D	E	F	G	H	I	J
Construction Phase Equipment Item	# of Items	Item Lmax at 50 feet, dBA	Dist. To Recptr.	Item Usage Percent	Usage Factor	Dist. Correction dB	Usage Adj. dB	Recptr. Item Lmax, dBA	Recptr. Items Leq, dBA
SITE PREP									
1. Graders	1	85	160	40	0.40	-10.1	-4.0	74.9	70.9
2. Tractors/Loaders/Backhoes	1	82	160	40	0.40	-10.1	-4.0	71.9	67.9
							Log Sum	76.7	72.7
GRADE									
1. Graders	1	85	160	40	0.40	-10.1	-4.0	74.9	70.9
2. Rubber Tired Dozers	1	85	160	40	0.40	-10.1	-4.0	74.9	70.9
3. Tractors/Loaders/Backhoes	1	82	160	40	0.40	-10.1	-4.0	71.9	67.9
							Log Sum	78.9	74.9
BUILD									
1. Cranes	1	85	160	16	0.16	-10.1	-8.0	74.9	66.9
2. Forklifts	2	85	160	40	0.80	-10.1	-1.0	74.9	73.9
3. Tractors/Loaders/Backhoes	2	82	160	40	0.80	-10.1	-1.0	71.9	70.9
							Log Sum	78.9	76.2
PAVE									
1. Cement and Mortar Mixers	4	80	160	50	2.00	-10.1	3.0	69.9	72.9
2. Pavers	1	85	160	50	0.50	-10.1	-3.0	74.9	71.9
3. Rollers	1	85	160	20	0.20	-10.1	-7.0	74.9	67.9
4. Tractors/Loaders/Backhoes	1	82	160	40	0.40	-10.1	-4.0	71.9	67.9
							Log Sum	79.4	76.8
ARCH COAT									
1. Air Compressors	1	80	160	40	0.40	-10.1	-4.0	69.9	65.9
							Log Sum	69.9	65.9

Receptor - STOA Apartments

A	B	C	D	E	F	G	H	I	J
Construction Phase Equipment Item	# of Items	Item Lmax at 50 feet, dBA	Dist. To Recptr.	Item Usage Percent	Usage Factor	Dist. Correction dB	Usage Adj. dB	Recptr. Item Lmax, dBA	Recptr. Items Leq, dBA
SITE PREP									
1. Graders	1	85	400	40	0.40	-18.1	-4.0	66.9	63.0
2. Tractors/Loaders/Backhoes	1	82	400	40	0.40	-18.1	-4.0	63.9	60.0
							Log Sum	68.7	64.7
GRADE									
1. Graders	1	85	400	40	0.40	-18.1	-4.0	66.9	63.0
2. Rubber Tired Dozers	1	85	400	40	0.40	-18.1	-4.0	66.9	63.0
3. Tractors/Loaders/Backhoes	1	82	400	40	0.40	-18.1	-4.0	63.9	60.0
							Log Sum	70.9	66.9
BUILD									
1. Cranes	1	85	400	16	0.16	-18.1	-8.0	66.9	59.0
2. Forklifts	2	85	400	40	0.80	-18.1	-1.0	66.9	66.0
3. Tractors/Loaders/Backhoes	2	82	400	40	0.80	-18.1	-1.0	63.9	63.0
							Log Sum	70.9	68.3
PAVE									
1. Cement and Mortar Mixers	4	80	400	50	2.00	-18.1	3.0	61.9	64.9
2. Pavers	1	85	400	50	0.50	-18.1	-3.0	66.9	63.9
3. Rollers	1	85	400	20	0.20	-18.1	-7.0	66.9	59.9
4. Tractors/Loaders/Backhoes	1	82	400	40	0.40	-18.1	-4.0	63.9	60.0
							Log Sum	71.4	68.8
ARCH COAT									
1. Air Compressors	1	80	400	40	0.40	-18.1	-4.0	61.9	58.0
							Log Sum	61.9	58.0

Barrier insertion loss For Flat Ground

Receiver - Loft Apts

Enter variables here:

Source Height H_s (ft)	8	8	8	8	8	8	8	8
Receiver Height H_R (ft)	5	5	5	5	5	5	5	5
Barrier Height H_B (ft)	8	9	10	11	12	13	14	15
Distance Source to barrier (ft)	80	80	80	80	80	80	80	80
Distance Receiver to Barrier (ft)	80	80	80	80	80	80	80	80
Soft Ground = 1; Hard Ground = 0	0	0	0	0	0	0	0	0

Calculations

A	80	80.00625	80.02499609	80.05623	80.099938	80.156098	80.224684	80.305666
B	80.05623	80.099938	80.15609771	80.224684	80.305666	80.399005	80.504658	80.622577
C	160.02812	160.02812	160.0281225	160.02812	160.02812	160.02812	160.02812	160.02812
P	0.0281077	0.0780648	0.152971276	0.2527922	0.3774811	0.5269801	0.7012202	0.900121
Ground type H_{eff} (with barrier)	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Ground type H_{eff} (no barrier)	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
H_{eff} (with barrier)	14.5	15.5	16.5	17.5	18.5	19.5	20.5	21.5
H_{eff} no barrier	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
G_B	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
G_{NB}	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
$A_{barrier}$	1.4427444	3.358368	5.370255705	7.2170508	8.8348265	10.238187	11.461924	12.540152

$IL_{barrier}$ 1.4 3.4 5.4 7.2 8.8 10.2 11.5 12.5

Barrier Height (ft) IL (dBA)

8 1

9 3

10 5

11 7

12 9

13 10

14 11

15 13

16 14

17 14

July 1, 2021

Ms. Lainie Herrera
EcoTierra Consulting
633 W 5th Street, 26th Floor
Los Angeles, CA 90071

Subject: 121 W 3rd Street Mixed Use Development – Cat32 Exemption – Focused Air Quality, Greenhouse Gas, and Energy Impact Evaluation, City of Los Angeles, CA

Dear Ms. Herrera:

MD Acoustics, LLC (MD) has completed a focused Air Quality, Greenhouse Gas, and Energy Impact Evaluation for the 121 W 3rd Street project located at 121 West 3rd Street, 252 South Spring Street, and 244-246 South Spring Street in City of Los Angeles, California. The purpose of this focused study is to evaluate the air quality, greenhouse gas, and energy construction and operational emissions generated by the proposed project and to compare the project emissions to South Coast Air Quality Management District's (SCAQMD) thresholds of significance as it relates to residential and commercial uses and consistency to the City's General Plan. A list of definitions and terminology is located in Appendix A.

1.0 Project Description

The Project Site is approximately 0.63 acres and is currently occupied by a surface parking lot. The Project includes clearing of the existing surface parking lot and the construction of a new mixed-use building containing 331 residential dwelling units, 37 of which (11 percent) would be restricted to Very-Low Income Households, and approximately 6,350 square feet of ground-floor commercial uses. The proposed building would be approximately 220,160 square feet in size and would include 15 stories with a maximum height of 195 feet exclusive of rooftop appurtenances, railings/guardrails, stair and elevator shafts, and/or roof projections. The Project would include a total of 37 vehicular parking spaces in one level of subterranean parking and would provide 182 bicycle parking spaces, including 162 long-term and 20 short-term spaces. The Project includes 34,725 square feet of private and common open space including a 2nd floor courtyard with a library, meeting area, open co-working space, and lobby, and a roof deck with a pool, fitness room, and roof lounge. The proposed project site plan is located in Appendix B.

Land uses surrounding the site include a mixed-use condominium building to the west (across Spring Street), a commercial office building (government office) to the south (across W. 3rd Street), a commercial building to the east (across the alley, Harlem Place), and a surface parking lot immediately adjacent to the north. The closest existing sensitive receptors (to the site area) are the multi-family residential uses located across Spring Street approximately 80 feet (~25 meters) to the west of the project site.

2.0 AQ/GHG Thresholds of Significance

2.1 AQ Significance Thresholds

Project emissions were compared to both regional and localized SCAQMD's thresholds of significance for construction and operational emissions^{1,2}.

¹ <https://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>

2.2 GHG Significance Thresholds

The project emissions were compared to the SCAQMD’s 3,000 MTCO₂e draft threshold for all land uses³.

3.0 Evaluation Procedure/Methodology

MD utilized the latest version of CalEEMod (2020.4.0) to calculate both the construction and operational emissions from the project site⁴. Project construction is anticipated to commence no earlier than the first quarter of 2022 and take approximately 16 months to complete. Therefore, for modeling purposes, construction was assumed to be begin mid-March 2022 and be completed by mid-July 2023. Construction assumes grading, building construction, paving, and architectural coating. Grading of the project site is to include approximately 55,000 cubic yards of export for the subterranean parking level. CalEEMod defaults were utilized. Assumptions and output calculations for winter, summer and annual are provided in Appendix C.

4.0 Local Ambient Conditions

The project site is located in South Coast Air Basin (SCAB) in the Central Los Angeles Source Receptor Area (SRA) 1⁵. The nearest air monitoring station to the project site is the Los Angeles – North Main Street Monitoring Station. Historical air quality data for the vicinity can be found both at CARB and SCAQMD’s websites^{6,7}. Temperature and historical precipitation data can be found at the WRCC⁸.

5.0 Findings

The following outlines the emissions for the project:

5.1 Regional Construction Emissions

The construction emissions for the project would not exceed the SCAQMD’s daily emission thresholds at the regional level as indicated in Table 1, and therefore the impact would be considered less than significant.

Table 1: Regional Significance – Construction Emissions (lbs/day)

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Site Preparation						
On-Site ²	0.58	6.93	3.96	0.01	0.32	0.24
Off-Site ³	0.03	0.54	0.31	0.00	0.11	0.03
Total	0.61	7.47	4.27	0.01	0.20	0.06
Grading						
On-Site ²	1.08	12.00	5.94	0.01	2.69	1.49
Off-Site ³	1.31	48.08	11.25	0.17	5.25	1.67
Total	2.39	60.09	17.18	0.19	7.93	3.17
Building Construction						
On-Site ²	0.69	7.03	7.15	0.01	0.37	0.34

² <https://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>

³ <https://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ghg-significance-thresholds/page/2>

⁴ <https://www.caleemod.com/>

⁵ <https://www.aqmd.gov/docs/default-source/default-document-library/map-of-monitoring-areas.pdf?sfvrsn=6>

⁶ <https://www.aqmd.gov/home/library/air-quality-data-studies/historical-data-by-year>

⁷ <https://www.arb.ca.gov/adam/>

⁸ <https://www.wrcc.dri.edu/summary/Climsmsca.html>

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Off-Site ³	0.99	2.68	10.39	0.03	3.05	0.84
Total	1.68	9.70	17.54	0.04	3.42	1.18
Paving						
On-Site ²	0.61	5.50	7.02	0.01	0.26	0.25
Off-Site ³	0.06	0.04	0.65	0.00	0.20	0.05
Total	0.67	5.55	7.67	0.01	0.47	0.30
Architectural Coating						
On-Site ²	52.63	1.30	1.81	0.00	0.07	0.07
Off-Site ³	0.17	0.12	1.78	0.00	0.55	0.15
Total	52.79	1.42	3.59	0.01	0.62	0.22
Total of overlapping phases⁴	53.47	6.97	11.26	0.02	1.09	0.52
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds	No	No	No	No	No	No
Notes:						
¹ Source: CalEEMod Version 2020.4.0						
² On-site emissions from equipment operated on-site that is not operated on public roads.						
³ Off-site emissions from equipment operated on public roads.						
⁴ Architectural coatings and paving phases may overlap.						

5.2 Localized Construction Emissions

Utilizing the construction equipment list and associated acreages per 8-hour day provided in the SCAQMD “Fact Sheet for Applying CalEEMod to Localized Significance Thresholds” (South Coast Air Quality Management District 2011b), the maximum number of acres disturbed in a day would be 1.5 acres during grading (as shown in Table 2 below); therefore, to be conservative and as the project site is only 0.63 acres, the project emissions have been compared to the 1-acre per day localized significance threshold.

Table 2: Maximum Number of Acres Disturbed Per Day¹

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Site Preparation	Graders	1	0.5	0.5
	Tractors/Loaders/Backhoes	1	0.5	0.5
Total Per Phase				1.0
Grading	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
	Tractors/Loaders/Backhoes	1	0.5	0.5
Total Per Phase				1.5
Notes:				
¹ Source: CalEEMod output and South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds. http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf?sfvrsn=2				

None of the analyzed criteria pollutants would exceed the LST emission thresholds at the nearest sensitive receptors as shown in Table 3. Therefore, the impact would be less than significant from construction.

Table 3: Localized Significance – Construction Emissions (lbs/day)

Phase	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Site Preparation	6.93	3.96	0.32	0.24
Grading	12.00	5.94	2.69	1.49
Building Construction	7.03	7.15	0.37	0.34
Paving	5.50	7.02	0.26	0.25
Architectural Coating	1.30	1.81	0.07	0.07
Total for overlapping construction phases	13.83	15.98	0.71	0.66
SCAQMD Threshold²	74	680	5	3
Exceeds Threshold?	No	No	No	No

Notes:
¹ Source: Calculated from CalEEMod and SCAQMD’s Mass Rate Look-up Tables for one-acre (see Table 2), to be conservative, in Central Los Angeles Source Receptor Area (SRA 1).
² The nearest sensitive receptors are the multi-family residential uses located approximately 80 feet (~25 meters) to the west of the project site; therefore, the 25-meter threshold was utilized.

5.3 Regional Operational Emissions

The operating emissions were based on year 2023, which is the anticipated opening year for the project. The CalEEMod default project trips and vehicle miles traveled (VMTs) were adjusted based on the VMT Analysis provided in the Transportation Assessment prepared for the proposed project (Linscott Law & Greenspan Engineers, May 25, 2021).⁹

The summer and winter emissions created by the proposed project’s long-term operations were calculated and the highest emissions from either summer or winter are summarized in Table 4. The data in Table 3 shows that the operational emissions for the project would not exceed the SCAQMD’s regional significance thresholds.

Table 4: Regional Significance – Operational Emissions (lbs/day)

Activity	Pollutant Emissions (pounds/day) ¹					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources ²	5.84	5.26	29.42	0.03	0.55	0.55
Energy Usage ³	0.15	1.29	0.71	0.01	0.10	0.10
Mobile Sources ⁴	10.06	10.41	94.62	0.20	20.28	5.50
Total Emissions	16.05	16.95	124.76	0.24	20.93	6.15
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:
¹ Source: CalEEMod Version 2020.4.0
² Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
³ Energy usage consists of emissions from on-site natural gas usage.
⁴ Mobile sources consist of emissions from vehicles and road dust.

⁹ The VMT calculations provided in the VMT Report (provided in Appendix B of the Traffic Assessment, Linscott Law & Greenspan Engineers, May 25, 2021) is based on City and community specific traffic model data and provides for a more accurate analysis of VMT than the default data provided in CalEEMod. However, because the LADOT’s VMT Calculator is not entirely aligned with the input data and program methodology applied in CalEEMod, and does not account for weekend or pass-by trips, several adjustments to the model were required. These include: (1) The VMT Calculator is based on different trip generation rates and travel patterns than the CalEEMod program. Therefore, the average daily trips is consolidated for the entire project, as opposed to each land use type. (2) A user defined land use ("User Defined Commercial") was created to calculate Project Trips and VMTs. This land use category aggregates the trips and trip lengths for the project as a whole. (3) All trip data and trip type data was deleted from the individual land uses as the "User Defined Commercial" land use category aggregates all of the trip data for the project as a whole. (4) The average trip length was derived by dividing the total VMTs estimated in the LADOT VMT Calculator tool by the average daily trips. (5) The LADOT VMT Calculator tool factors in weekday trips only. Therefore, estimates for Saturday and Sunday trips were provided based on the ratio of Weekday to Weekend trips using CalEEMod default ITE trip rate data.

5.4 Localized Operational Emissions

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The proposed project is a mixed-use commercial and residential project and does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted.

5.5 GHG Emissions

Table 5 outlines the construction and operational GHG emissions for the project. The project’s emissions are below (2,547.94 MTCO₂e) the SCAQMD’s draft screening threshold of 3,000 MTCO₂e for all land uses and; therefore, the impact is less than significant.

Table 5: Opening Year Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ²	0.00	77.11	77.11	0.01	0.00	77.67
Energy Usage ³	0.00	778.87	778.87	0.03	0.01	781.96
Mobile Sources ⁴	0.00	1,347.41	1,347.41	0.10	0.06	1,368.37
Solid Waste ⁵	46.25	0.00	46.25	2.73	0.00	114.57
Water ⁷	7.45	143.86	151.31	0.77	0.02	176.26
Construction ⁸	0.00	28.46	28.46	0.00	0.00	29.11
Total Emissions	53.70	2,375.71	2,429.41	3.64	0.09	2,547.94
SCAQMD Draft Screening Threshold						3,000
Exceeds Threshold?						No
Notes:						
¹ Source: CalEEMod Version 2020.4.0						
² Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.						
³ Energy usage consist of GHG emissions from electricity and natural gas usage.						
⁴ Mobile sources consist of GHG emissions from vehicles.						
⁵ Solid waste includes the CO ₂ and CH ₄ emissions created from the solid waste placed in landfills.						
⁶ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.						
⁷ Construction GHG emissions based on a 30-year amortization rate.						

5.6 Consistency with Applicable Plans

Consistency with the City’s General Plan

The project site is located within the Central City Community Plan Area of the City of Los Angeles. The project site has a current land use classification of Regional Center Commercial according to the Central City Community Plan; the corresponding zones for the Regional Center Commercial Designation

include CR, C1.5, C2, C4, C5, R3, R4, R5, RAS3 and RAS4. The Project Site is zoned [Q]C4-4D where Q condition restricts the height of development to 150 feet with unlimited number of stories, and the D limitation restricts the overall FAR of the Property to 6:1. The C4-4D zone permits both commercial and residential uses. Residential uses are permitted at one dwelling unit per 400 square feet of lot area. However, for developments combining residential and commercial uses in the Central City Community Plan Area or within a designated Regional Center Commercial area, residential uses may be calculated at R5 density, or 1/200 square feet. Therefore, the proposed project is consistent with the land use and zoning designations of the City's General Plan and Community Plan.

The project will be subject to the policies and ordinances pertaining to air quality and climate change in the City's General Plan. Although the project would generate greenhouse gas emissions, either directly or indirectly, these emissions are short-term and not considered to have a significant impact on the environment. Furthermore, project emissions have demonstrated that they will be below any significant thresholds as outlined by SCAQMD.

In addition, as shown below, the project's GHG impacts have been evaluated by assessing the project's consistency with applicable statewide, regional, and local GHG reduction plans and strategies.

Consistency with the City of Los Angeles' Sustainable City pLAN and Green New Deal

The proposed project could have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The applicable plan for the proposed project is the L.A. Green New Deal Sustainable city pLAN 2019, which is an update to the City of Los Angeles' Sustainable City pLAN (Plan) adopted by the City in April 2015. The Green New Deal Sustainable City pLAN establishes visions for the City in thirteen topic areas including environmental justice, renewable energy, local water, clean and healthy buildings, housing and development, mobility and public transit, zero emission vehicles, industrial emissions and air quality monitoring, waste and resource recovery, food systems, urban ecosystems and resilience, prosperity and green jobs, and lead by example.

Project consistency with all of the applicable targets within the Green New Deal Sustainable City pLAN are assessed in Table 6. As shown in Table 6, the project is consistent with the applicable targets within the Green New Deal Sustainable City Plan.

<Table 6, next page>

Table 6: Project Consistency with the City of Los Angeles Green New Deal¹

Targets	Consistency Analysis
Environment	
<i>Renewable Energy</i>	
LADWP will supply 55% renewable energy by 2025; 80% by 2036; and 100% by 2045.	Not Applicable. This target calls for LADWP to utilize renewable energy in their supply. However, the proposed project is to follow the California Green Building Standards Code (proposed Part 11, Title 24) adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development which includes energy efficiency (in excess of the California Energy Code requirements). The project will be required to include these mandatory standards.
Increase cumulative MW by 2025; 2035; and 2050 of: -Local solar to 900-1,500 MW; 1,500-1,800 MW; and 1,950 MW -Energy storage capacity to 1,654-1,750 MW; 3,000 MW; and 4,000 MW -Demand response (DR) programs to 234 MW (2025) and 600 MW (2035)	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
<i>Local Water</i>	
Source 70% of L.A.'s water locally and capture 150,000 acre ft/yr of stormwater by 2035.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
Recycle 100% of all wastewater for beneficial reuse by 2035.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
Reduce potable water use per capita by 22.5% by 2025; and 25% by 2035; and maintain or reduce 2035 per capita water use through 2050.	Consistent. The project will comply with all applicable City ordinances and CAL Green requirements.
<i>Clean and Healthy Buildings</i>	

<p>All new buildings will be net zero carbon by 2030; and 100% of buildings will be net zero carbon by 2050.</p>	<p>Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.</p>
<p>Reduce building energy use per sq.ft. for all building types 22% by 2025; 34% by 2035; and 44% by 2050.</p>	<p>Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.</p>
<p><i>Mobility and Public Transit</i></p>	
<p>Increase the percentage of all trips made by walking, biking, micro-mobility / matched rides or transit to at least 35% by 2025; 50% by 2035; and maintain at least 50% by 2050</p>	<p>Consistent. The proposed project is an infill development in close proximity to existing transit and development. The project is a mixed-use residential and commercial use and is surrounded by other commercial development and residential uses.</p>
<p>Reduce VMT per capita by at least 13% by 2025; 39% by 2035; and 45% by 2050.</p>	<p>Consistent. The proposed project is an infill development in close proximity to existing transit and development. The project is a mixed-use residential and commercial use and is surrounded by other commercial development and residential uses.</p>
<p><i>Zero Emission Vehicles</i></p>	
<p>Increase the percentage of electric and zero emission vehicles in the city to 25% by 2025; 80% by 2035; and 100% by 2050.</p>	<p>Consistent. The City's Building Code requires the proposed building to provide conduit for on-site electric vehicle charging stalls, which the project is to provide in the proposed parking garage.</p>
<p><i>Waste and Resource Recovery</i></p>	
<p>Increase landfill diversion rate to 90% by 2025; 95% by 2035; and 100% by 2050.</p>	<p>Consistent. The proposed project is required to have recycling programs that reduce waste to landfills by a minimum of 75 percent (per AB 341).</p>
<p>Eliminate organic waste going to landfill by 2028.</p>	<p>Consistent. The proposed project is required to have recycling programs that reduce waste to landfills by a minimum of 75 percent (per AB 341).</p>
<p>Increase proportion of waste products and recyclables productively reused and/or repurposed within L.A. County to at least 25% by 2025; and 50% by 2035.</p>	<p>Consistent. The proposed project is required to have recycling programs that reduce waste to landfills by a minimum of 75 percent (per AB 341).</p>
<p>Notes: ¹ Source: City of Los Angeles Green New Deal Sustainable City pLAN, 2019.</p>	

Additional relevant plans and polices that govern climate change include:

Executive Orders S-305 and B-30-15;
AB 32 Scoping Plan;
SCAG's Regional Transportation Plan/Sustainable Communities Strategy;
City of Los Angeles Climate LA Implementation Plan; and
City of Los Angeles Building Ordinance

Consistency with Executive Orders S-03-05 and B-30-15

Executive Orders S-3-05 and B-30-15 are orders from the State's Executive Branch for the purpose of reducing GHG emissions. These strategies call for developing more efficient land-use patterns to match population increases, workforce, and socioeconomic needs for the full spectrum of the population. The project includes elements of smart land use as it is an infill development well-served by transportation infrastructure and near public transit.

Although the project's emissions level in 2050 cannot be reliably quantified, statewide efforts are underway to facilitate the State's achievement of that goal and it is reasonable to expect the project's emissions profile to decline as the regulatory initiatives identified by ARB in the First Update are implemented, and other technological innovations occur. As such, given the reasonably anticipated decline in project emissions once fully constructed and operational, the project is consistent with the Executive Order's horizon-year goal. Therefore, the project is consistent with Executive Orders S-3-05 and B-30-15.

Consistency with AB32 Scoping Plan

The ARB Board approved a Climate Change Scoping Plan in December 2008. The Scoping Plan outlines the State's strategy to achieve the 2020 greenhouse gas emissions limit. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health" (California Air Resources Board 2008). The measures in the Scoping Plan have been in place since 2012.

This Scoping Plan calls for an "ambitious but achievable" reduction in California's greenhouse gas emissions, cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 10 percent from today's levels. In May 2014, the CARB released its *First Update to the Climate Change Scoping Plan* (CARB 2014). This *Update* identifies the next steps for California's leadership on climate change. In November 2017, the CARB released the 2017 Scoping Plan. This Scoping Plan incorporates, coordinates, and leverages many existing and ongoing efforts and identifies new policies and actions to accomplish the State's climate goals, and includes a description of a suite of specific actions to meet the State's 2030 GHG limit. The 2017 Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible, and cost-effective strategies to ensure that California meets its GHG reduction targets.

As the latest, 2017 Scoping Plan builds upon previous versions, project consistency with applicable strategies of both the 2008 and 2017 Plan are assessed in Table 7. As shown in Table 7, the project is consistent with the applicable strategies within the Scoping Plan.

Table 7: Project Consistency with CARB Scoping Plan Policies and Measures¹

2008 Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	Consistent. The project will be compliant with the current Title 24 standards.
Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California’s new and existing inventory of buildings.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.	Consistent. CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the project that are required to comply with the measures will comply with the strategy.
Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	Consistent. The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The project will be required to comply with City programs, such as City’s recycling and waste reduction program, which comply with the 75 percent reduction required by 2020 per AB 341.
Water – Continue efficiency programs and use cleaner energy	Consistent. The project will comply with all applicable

sources to move and treat water.	City ordinances and CAL Green requirements.
2017 Scoping Plan Recommended Actions to Reduce Greenhouse Gas Emissions	Project Compliance with Recommended Action
Implement Mobile Source Strategy: Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Car regulations.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NOX standard.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Implement SB 350 by 2030: Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	Consistent. The project will be compliant with the current Title 24 standards.
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	Consistent. The project will be required to comply with City programs, such as City’s recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.
Notes: ¹ Source: CARB Scoping Plan (2008 and 2017)	

Consistency with SCAG’s 2016-2040 RTP/SCS

At the regional level, the 2016-2040 RTP and Sustainable Communities Strategy represent the region’s Climate Action Plan that defines strategies for reducing GHGs. In order to assess the project’s potential to conflict with the RTP/SCS, this section analyzes the project’s land use profile for consistency with those in the Sustainable Communities Strategy. Generally, projects are considered consistent with the provisions and general policies of applicable City and regional land use plans and regulations, such as SCAG’s Sustainable Communities Strategy, if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals.

Table 8 demonstrates the project’s consistency with the Actions and Strategies set forth in the 2016-2040 RTP/SCS. As shown in Table 8, the project would be consistent with the GHG reduction related actions and strategies contained in the 2016-2040 RTP/SCS.

Table 8: Project Consistency with SCAG 2016-2040 RTP/SCS¹

Actions and Strategies	Responsible Party(ies)	Consistency Analysis
Land Use Strategies		
Reflect the changing population and demands, including combating gentrification and displacement, by increasing housing supply at a variety of affordability levels.	Local Jurisdictions	Consistent. The proposed project is an infill development, which is replacing existing surface parking lot with proposed mixed-use residential and commercial uses; therefore, it will not displace existing housing.
Focus new growth around transit.	Local Jurisdictions	Consistent. The proposed project is an infill development that would be consistent with the 2016 RTP/SCS focus on growing near transit facilities.
Plan for growth around livable corridors, including growth on the Livable Corridors network.	SCAG, Local Jurisdictions	Consistent. The proposed project is an infill development that would be consistent with the 2016 RTP/SCS focus on growing along the 2,980 miles of Livable Corridors in the region.
Provide more options for short trips through Neighborhood Mobility Areas and Complete Communities.	SCAG, Local Jurisdictions	Consistent. The proposed project would help further jobs/housing balance objectives. The proposed project is also consistent with the Complete Communities initiative that focuses on creation of mixed-use districts in growth areas.
Support local sustainability planning, including developing sustainable planning and design policies, sustainable zoning codes, and Climate Action Plans.	Local Jurisdictions	Not Applicable. This strategy calls on local governments to adopt General Plan updates, zoning codes, and Climate Action Plans to further sustainable communities. The proposed project would not interfere with such policymaking and would be consistent with those policy objectives.
Protect natural and farm lands, including developing conservation strategies.	SCAG, Local Jurisdictions	Consistent. The proposed project is an infill development that would help reduce demand for growth in urbanizing areas that threaten greenfields and open spaces.
Transportation Strategies		
Preserve our existing transportation system.	SCAG, County Transportation Commissions, Local Jurisdictions	Not Applicable. This strategy calls on investing in the maintenance of our existing transportation system. The proposed project would not interfere with such policymaking.
Manage congestion through programs like the Congestion Management Program, Transportation Demand Management, and Transportation Systems Management strategies.	County Transportation Commissions, Local Jurisdictions	Consistent. The proposed project is an infill development that will minimize congestion impacts on the region because of its proximity to public transit and general density of population and jobs.
Promote safety and security in the transportation system.	SCAG, County Transportation Commissions, Local Jurisdictions	Not Applicable. This strategy aims to improve the safety of the transportation system and protect users from security threats. The proposed project would not interfere with such policymaking.
Complete our transit, passenger rail, active transportation, highways and arterials, regional	SCAG, County Transportation	Not Applicable. This strategy calls for transportation planning partners to implement

express lanes goods movement, and airport ground transportation systems.	Commissions, Local Jurisdictions	major capital and operational projects that are designed to address regional growth. The proposed project would not interfere with this larger goal of investing in the transportation system.
Technological Innovation and 21st Century Transportation		
Promote zero-emissions vehicles.	SCAG, Local Jurisdictions	Consistent. While this action/strategy is not necessarily applicable on a project-specific basis, the City's Building Code requires the proposed building to provide conduit for on-site electric vehicle charging stalls, which the project is to provide in the proposed parking garage.
Promote neighborhood electric vehicles.	SCAG, Local Jurisdictions	Consistent. While this action/strategy is not necessarily applicable on a project-specific basis, the City's Building Code requires the proposed building to provide conduit for on-site electric vehicle charging stalls, which the project is to provide in the proposed parking garage.
Implement shared mobility programs.	SCAG, Local Jurisdictions	Not Applicable. This strategy is designed to integrate new technologies for last-mile and alternative transportation programs. The proposed project would not interfere with these emerging programs.
Notes: ¹ Source: Southern California Association of Governments; 2016–2040 RTP/SCS, Chapter 5: The Road to Greater Mobility and Sustainable Growth; April 2016.		

Consistency with the City of Los Angeles ClimateLA Implementation Plan

The “ClimateLA” plan focuses on transportation, energy, water use, land use, waste, open space and greening, and economic factors to achieve emissions reductions. The project is required to comply with CALGreen and the City’s Green Building Code, as well as solid waste diversion policies administered by CalRecycle, and is an infill location with immediate access to significant public transit, pedestrian, and bicycle facilities. Therefore, the project is consistent with the “ClimateLA” plan.

Consistency with the City of Los Angeles Green Building Ordinance

The Los Angeles Green Building Ordinance requires that all projects filed on or after January 1, 2014 comply with the current Los Angeles Green Building Code as amended to comply with the 2016 and 2019 CALGreen Codes. Mandatory measures under the Green Building Ordinance that would help reduce GHG emissions include short and long term bicycle parking measures; designated parking measure; and electric vehicle supply wiring. The project provides 182 bicycle parking spaces including 162 long-term and 20 short-term spaces and a conduit for on-site electric automobile charging stations in the parking garage as required per the City’s Building Code. The Green Building Ordinance also includes measures that would increase energy efficiency on the project site, including installing Energy Star rated appliances and installation of water conserving fixtures, that the project is required to comply with. Therefore, the project is consistent with the Los Angeles Green Building Ordinance.

5.7 Energy Analysis

Information from the CalEEMod 2020.4.0 Daily and Annual Outputs contained in the air quality and greenhouse gas analyses above was utilized for this analysis. The CalEEMod outputs detail project related construction equipment, transportation energy demands, and facility energy demands.

Construction Energy Demand

Construction Equipment Electricity Usage Estimates

Electrical service will be provided by the Los Angeles Department of Water and Power (LADWP). Based on the 2017 National Construction Estimator, Richard Pray (2017)¹⁰, the typical power cost per 1,000 square feet of building construction per month is estimated to be \$2.32. The project plans to develop the site with a 220,160 square foot building including 331 multi-family residential dwelling units and 6,350 square feet of commercial uses over the course of approximately sixteen months. Based on Table 9, the total power cost of the on-site electricity usage during the construction of the proposed project is estimated to be approximately \$8,172.34. As shown in Table 9, the total electricity usage from Project construction related activities is estimated to be approximately 148,588 kWh.¹¹

Table 9: Project Construction Power Cost and Electricity Usage

Power Cost (per 1,000 square foot of building per month of construction)	Total Building Size (1,000 Square Foot) ¹	Construction Duration (months)	Total Project Construction Power Cost
\$2.32	220.160	16	\$8,172.34

Cost per kWh	Total Project Construction Electricity Usage (kWh)
\$0.06	148,588

*Assumes the project will be under the A-1 Small Commercial & Multi-Family Service rate under LADWP. https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-financesandreports/a-fr-electricrates/a-fr-er-stcomminrates?_adf.ctrl-state=4uqberzct_4&_afLoop=958662023680086

Construction Equipment Fuel Estimates

Using the CalEEMod data input, the project’s construction phase would consume electricity and fossil fuels as a single energy demand, that is, once construction is completed their use would cease. CARB’s 2017 Emissions Factors Tables show that on average aggregate fuel consumption (gasoline and diesel fuel) would be approximately 18.5 hp-hr-gal.¹² As presented in Table 10 below, project construction activities would consume an estimated 20,371 gallons of diesel fuel.

¹⁰ Pray, Richard. 2017 National Construction Estimator. Carlsbad : Craftsman Book Company, 2017.

¹¹ LADWP’s Small Commercial & Multi-Family Service (A-1) is approximately \$0.06 per kWh of electricity Southern California Edison (SCE). Rates & Pricing Choices: General Service/Industrial Rates. https://library.sce.com/content/dam/sce-doelib/public/regulatory/historical/electric/2020/schedules/general-service-&-industrial-rates/ELECTRIC_SCHEDULES_GS-1_2020.pdf

¹² Aggregate fuel consumption rate for all equipment was estimated at 18.5 hp-hr/day (from CARB’s 2017 Emissions Factors Tables and fuel consumption rate factors as shown in Table D-21 of the Moyer Guidelines: (https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf).

Table 10: Construction Equipment Fuel Consumption Estimates

Phase	Number of Days	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/day	Total Fuel Consumption (gal diesel fuel) ¹
Site Preparation	4	Graders	1	8	187	0.41	613	133
	4	Tractors/Loaders/Backhoes	1	8	97	0.37	287	62
Grading	25	Graders	1	6	187	0.41	460	622
	25	Rubber Tired Dozers	1	6	247	0.4	593	801
	25	Tractors/Loaders/Backhoes	1	7	97	0.37	251	340
Building Construction	307	Cranes	1	4	231	0.29	268	4,447
	307	Forklifts	2	6	89	0.2	214	3,545
	307	Tractors/Loaders/Backhoes	2	8	97	0.37	574	9,529
Paving	15	Cement and Mortar Mixers	4	6	9	0.56	121	98
	15	Pavers	1	7	130	0.42	382	310
	15	Rollers	1	7	80	0.38	213	173
	15	Tractors/Loaders/Backhoes	1	7	97	0.37	251	204
Architectural Coating	25	Air Compressors	1	6	78	0.48	225	304
CONSTRUCTION FUEL DEMAND (gallons of diesel fuel)								20,371

Notes:

¹Using Carl Moyer Guidelines Table D-21 Fuel consumption rate factors (bhp-hr/gal) for engines less than 750 hp.
 (Source: https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf)

Construction Worker Fuel Estimates

It is assumed that all construction worker trips are from light duty autos (LDA) along area roadways. With respect to estimated VMT, the construction worker trips would generate an estimated 1,139,897 VMT. Vehicle fuel efficiencies for construction workers were estimated in the air quality and greenhouse gas analysis using information generated using CARB’s EMFAC model (see Appendix C for details). Table 11 shows that an estimated 36,830 gallons of fuel would be consumed for construction worker trips.

Table 11: Construction Worker Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation	4	5	14.7	294	30.95	9
Grading	25	8	14.7	2,940	30.95	95
Building Construction	307	247	14.7	1,114,686	30.95	36,016
Paving	15	18	14.7	3,969	30.95	128
Architectural Coating	25	49	14.7	18,008	30.95	582
Total Construction Worker Fuel Consumption						36,830

Notes:

¹Assumptions for the worker trip length and vehicle miles traveled are consistent with CalEEMod 2020.4.0 defaults.

Construction Vendor/Hauling Fuel Estimates

Tables 12 and 13 show the estimated fuel consumption for vendor and hauling during building construction and architectural coating. With respect to estimated VMT, the vendor and hauling trips

would generate an estimated 3,521,074 VMT. For the architectural coatings it is assumed that the contractors would be responsible for bringing coatings and equipment with them in their light duty vehicles.¹³ Tables 12 and 13 show that an estimated 519,118 gallons of fuel would be consumed for vendor and hauling trips.

Table 12: Construction Vendor Fuel Consumption Estimates (MHD Trucks)¹

Phase	Number of Days	Vendor Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation	4	0	6.9	0	9.22	0
Grading	25	0	6.9	0	9.22	0
Building Construction	307	39	6.9	82,614	9.22	8,960
Paving	15	0	6.9	0	9.22	0
Architectural Coating	25	0	6.9	0	9.22	0
Total Vendor Fuel Consumption						8,960

Notes:

¹ Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2020.4.0 defaults.

Table 13: Construction Hauling Fuel Consumption Estimates (HHD Trucks)¹

Phase	Number of Days	Hauling Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation	4	12	20	960	6.74	142
Grading	25	6875	20	3,437,500	6.74	510,015
Building Construction	307	0	20	0	6.74	0
Paving	15	0	20	0	6.74	0
Architectural Coating	25	0	20	0	6.74	0
Total Construction Hauling Fuel Consumption						510,157

Notes:

¹ Assumptions for the hauling trip length and vehicle miles traveled are consistent with CalEEMod 2020.40 defaults.

Construction Energy Efficiency/Conservation Measures

Construction equipment used over the approximately eighteen-month construction phase would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. In addition, the CARB Airborne Toxic Control Measure limits idling times of construction vehicles to no more than five minutes, thereby minimizing unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Furthermore, the project has been designed in compliance with California’s Energy Efficiency Standards and 2019 CALGreen Standards.

¹³ Vendors delivering construction material or hauling debris from the site during grading would use medium to heavy duty vehicles with an average fuel consumption of 9.22 mpg for medium heavy-duty trucks and 6.74 mpg for heavy heavy-duty trucks (see Appendix C for details).

Construction of the proposed residential (assisted living) development would require the typical use of energy resources. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

Operational Energy Demand

Energy consumption in support of or related to project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the project site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

Transportation Fuel Consumption

The largest source of operational energy use would be vehicle operation of customers. The site is located in an urbanized area just in close proximity to downtown Los Angeles.

Using the VMT Analysis provided in the Transportation Assessment prepared for the proposed project (Linscott Law & Greenspan Engineers, May 25, 2021), it is assumed that an average vehicle miles traveled was 6.69 miles for all vehicle categories¹⁴. As the proposed project is a residential project, it was assumed that vehicles would operate 365 days per year. Table 8 shows the worst-case estimated annual fuel consumption for all classes of vehicles from autos to heavy-heavy trucks.¹⁵ Table 14 shows that an estimated 119,653 gallons of fuel would be consumed per year for the operation of the proposed project.

Table 14: Estimated Vehicle Operations Fuel Consumption

Vehicle Type	Vehicle Mix	Number of Vehicles	Average Trip (miles) ¹	Daily VMT	Average Fuel Economy (mpg)	Total Gallons per Day	Total Annual Fuel Consumption (gallons)
Light Auto	Automobile	717	6.69	4,797	31.82	150.75	55,022
Light Truck	Automobile	83	6.69	555	27.16	20.44	7,462
Light Truck	Automobile	247	6.69	1,652	25.6	64.55	23,560
Medium Truck	Automobile	167	6.69	1,117	20.81	53.69	19,596
Light Heavy Truck	2-Axle Truck	30	6.69	201	13.81	14.53	5,305
Light Heavy Truck 10,000 lbs +	2-Axle Truck	8	6.69	54	14.18	3.77	1,378
Medium Heavy Truck	3-Axle Truck	14	6.69	94	9.58	9.78	3,568
Heavy Heavy Truck	4-Axle Truck	11	6.69	74	7.14	10.31	3,762
Total		1,316	--	8,543	18.76	327.82	--
Total Annual Fuel Consumption							119,653

Notes:

¹Based on the size of the site and relative location, trips were assumed to be local rather than regional.

¹⁴ The trip distance of 7.44 miles was calculated by the use of the VMT Analysis provided in the Transportation Assessment Chatsworth Street Assisted Living prepared by Overland Traffic Consultants, Inc. May 2021.

¹⁵ Average fuel economy based on aggregate mileage calculated in EMFAC 2017 for opening year (2023). See Appendix A for EMFAC output.

Trip generation and VMT generated by the proposed project are consistent with other similar residential uses of similar scale and configuration as reflected in the Transportation Assessment (Linscott Law & Greenspan Engineers, May 25, 2021). That is, the proposed project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption. Therefore, project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Facility Energy Demands (Electricity and Natural Gas)

The annual natural gas and electricity demands were provided per the CalEEMod output and are provided in Table 15.

Table 15: Project Mitigated Annual Operational Energy Demand Summary¹

Natural Gas Demand	kBTU/year
Apartments High Rise	3,560,700
High Turnover (Sit Down Restaurant)	1,462,600
Total	5,023,300

Electricity Demand	kWh/year
Apartments High Rise	1,274,520
High Turnover (Sit Down Restaurant)	274,765
Enclosed Parking With Elevator	78,146
Total	1,627,431

Notes:

¹Taken from the CalEEMod 2020.4.0 annual output.

As shown in Table 9, the estimated electricity demand for the proposed project is approximately 1,627,431 kWh per year. In 2019, the residential sector of the County of Los Angeles consumed approximately 19,563 million kWh of electricity and the non-residential sector consumed approximately 46,556 kWh of electricity.¹⁶ In addition, the estimated natural gas consumption for the proposed project is approximately 5,023,300 kBTU per year. In 2019, the residential sector of the County of Riverside consumed approximately 1,236 million therms of gas and the non-residential sector consumed approximately 1,813 million therms of gas.¹⁷ Therefore, the increase in both electricity and natural gas demand from the proposed project is insignificant compared to the County’s 2019 demand.

Renewable Energy and Energy Efficiency Plan Consistency

Regarding federal transportation regulations, the project site is located in an already developed area. Access to/from the project site is from existing roads. These roads are already in place so the project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be proposed pursuant to the ISTEA because SCAG is not planning for intermodal facilities in the project area.

Regarding the State’s Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy

¹⁶ California Energy Commission, Electricity Consumption by County. <https://ecdms.energy.ca.gov/elecbycounty.aspx>

¹⁷ California Energy Commission, Gas Consumption by County. <http://ecdms.energy.ca.gov/gasbycounty.aspx>

efficient buildings and appliances as well as utility energy efficiency programs implemented by the SCE and Southern California Gas Company.

Regarding the State's Renewable Energy Portfolio Standards, the project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CalGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

6.0 Conclusions

Construction and operational project emissions were evaluated and compared to both regional and localized SCAQMD's thresholds of significance. In addition, project GHG emissions were evaluated and compared to SCAQMD's draft threshold of 3,000 MTCO₂e per year for all land uses. Project emissions are anticipated to be below SCAQMD's thresholds of significance with no mitigation. Therefore, the impact is less than significant.

Furthermore, neither construction nor operation of the project would result in wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources. The proposed project does not include any unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities and is a residential project that is not proposing any additional features that would require a larger energy demand than other residential projects of similar scale and configuration. The energy demands of the project are anticipated to be accommodated within the context of available resources and energy delivery systems. The project would therefore not cause or result in the need for additional energy producing or transmission facilities. The project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservation goals within the State of California. The Project has been designed in compliance with California's Energy Efficiency Standards and 2019 CALGreen Standards. The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency; therefore, impacts would be less than significant.

MD is pleased to provide this focused Air Quality, Greenhouse Gas, and Energy Impact Evaluation. If you have any questions regarding this analysis, please don't hesitate to call us at (805) 426-4477.

Sincerely,
MD Acoustics, LLC



Mike Dickerson, INCE
Principal

Appendix A
Glossary of Terms

AQMP	Air Quality Management Plan
CAAQS	California Ambient Air Quality Standards
CARB	California Air Resources Board
CEQA	California Environmental Quality Act
CFCs	Chlorofluorocarbons
CH ₄	Methane
CNG	Compressed natural gas
CO	Carbon monoxide
CO ₂	Carbon dioxide
CO ₂ e	Carbon dioxide equivalent
DPM	Diesel particulate matter
GHG	Greenhouse gas
HFCs	Hydrofluorocarbons
LST	Localized Significant Thresholds
MTCO ₂ e	Metric tons of carbon dioxide equivalent
MMTCO ₂ e	Million metric tons of carbon dioxide equivalent
NAAQS	National Ambient Air Quality Standards
NO _x	Nitrogen Oxides
NO ₂	Nitrogen dioxide
N ₂ O	Nitrous oxide
O ₃	Ozone
PFCs	Perfluorocarbons
PM	Particle matter
PM ₁₀	Particles that are less than 10 micrometers in diameter
PM _{2.5}	Particles that are less than 2.5 micrometers in diameter
PMI	Point of maximum impact
PPM	Parts per million
PPB	Parts per billion
RTIP	Regional Transportation Improvement Plan
RTP	Regional Transportation Plan
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SF ₆	Sulfur hexafluoride
SIP	State Implementation Plan
SO _x	Sulfur Oxides
SRA	Source/Receptor Area
TAC	Toxic air contaminants
VOC	Volatile organic compounds
WRCC	Western Regional Climate Center

Appendix B
Site Plan

RESIDENTIAL UNIT SUMMARY

Unit Type	Unit Count	Unit Percentage
1BR	266	80%
2BR	65	20%
TOTAL UNITS	331	

VERY LOW INCOME UNIT SUMMARY

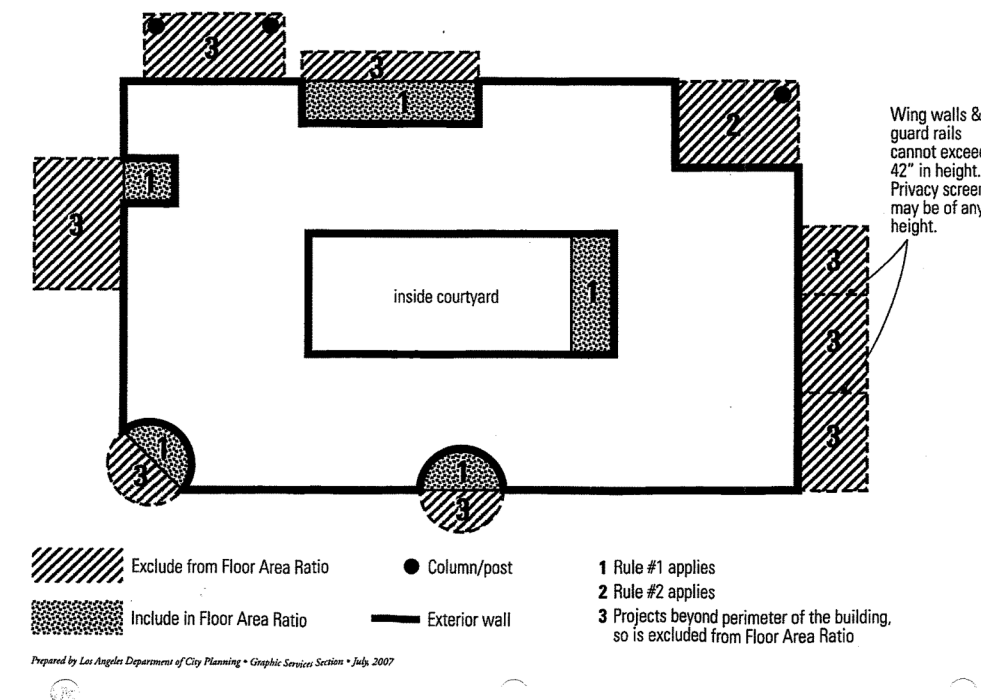
VERY LOW INCOME UNIT COUNT	
Total Unit Count	331
	x 11%
TOTAL VERY LOW INCOME UNITS	37

VERY LOW INCOME UNIT MIX		
Very Low Income Unit Type	% Mix	Qty.
1 Bedroom	78.4%	29
2 Bedroom	21.6%	8
TOTAL UNITS	100.0%	37

EXTERIOR PRIVACY SCREENS

PER CASE NO. ZA 2007-3430(ZAI) NONSTRUCTURAL VERTICAL PRIVACY SCREENS BORDERING BALCONIES ARE NOT CONSIDERED EXTERIOR WALLS. THEREFORE, EXTERIOR BALCONIES IN THE PROJECT ARE CONSIDERED UNENCLOSED AND ARE NOT COUNTED IN FLOOR AREA CALCULATION.

Case No. ZA 2007-3430 (ZAI) - Floor Area Ratio and Private Open Space (Balconies and Decks) Diagram "A"



PARKING CALCULATIONS

SUMMARY OF PARKING REGULATIONS

Automobile Parking per Central City Parking Ordinance: LAMC Section 12.21 A.4 (p)
Commercial Parking: Downtown Business District LAMC Section 12.21 A.4 (f) and Ordinance No. 135,901 & 137,036

For compact stall dimensions see LAMC Section 12.21A5.(a).
For compact stall standards (% of stalls) see LAMC Section 12.21A5.(c).

Per AB 2345 effective January 1, 2021 for Density Bonus projects, .5 spaces per dwelling unit will be required.

Total Unit Count 331

REQUIRED PARKING - RESIDENTIAL

Unit Type	Qty.	Ratio	Spaces
1 Bedroom	266	0.50	133
2 Bedroom	65	0.50	33
TOTAL UNITS:	331		
Total Residential Required Stalls:			166

REQUIRED PARKING - COMMERCIAL

Total Commercial Space = 6,350 sf
None required if under 7,500 sf (Downtown Parking District)

Total Commercial Required Stalls: 0

Total Building Required Stalls: 166

PARKING PROVIDED

	H/C	EV Standard	Standard	8'-6" Compact	TOTAL
Level B1	2	0	29	6	37
	5.4%	0.0%	78.4%	16.2%	100.0%

BIKE PARKING CALCULATIONS

REQUIRED BICYCLE PARKING

Bicycle Parking: LAMC Section 12.21 A.16.(a)(1)(i) (Based on incremental increases in dwelling units)

Residential	Units	Ratio	Required Spaces
Short-Term Spaces	1 to 25	1 space / 10 units	3
	26 to 100	1 space / 15 units	5
	100 to 200	1 space / 20 units	5
	201 to 331	1 space / 40 units	3
Residential Short-Term Required:			16
Long-Term Spaces	1 to 25	1 space / 1 unit	25
	26 to 100	1 space / 1.5 units	50
	100 to 200	1 space / 2 units	50
	201 to 331	1 space / 4 units	33
Residential Long-Term Required:			158

Commercial/Retail/Restaurant	Area	Ratio	Required Spaces
Short-Term Bicycle Parking (min. 2)	7,499	1/2,000 sf	4
Long-Term Bicycle Parking (min. 2)	7,499	1/2,000 sf	4

TOTAL SHORT-TERM BIKE PARKING REQUIRED (Residential + Commercial)	20
TOTAL LONG-TERM BIKE PARKING REQUIRED (Residential + Commercial)	162
TOTAL BIKE PARKING REQUIRED	182

PROVIDED BICYCLE PARKING

Short Term Bike Parking:	
Sidewalk Bike Racks at Third and Spring (Commercial & Residential Use):	20
TOTAL SHORT-TERM PROVIDED:	20
Required:	20

Residential Long-Term Bike Parking Rooms:	
Residential	158
Commercial/Retail/Restaurant	4
TOTAL LONG-TERM PROVIDED:	162
Required:	162

TOTAL BIKE PARKING PROVIDED 182

Date	Description
12/18/2020	50% ENTITLEMENT SET
02/17/2021	100% ENTITLEMENT SET

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

121 W Third Street

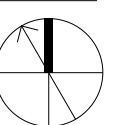
Project Number

005.2878.000

Description

PROJECT INFORMATION

Scale



A0.02

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Date	Description
1	12/18/2020 50% ENTITLEMENT SET
2	02/17/2021 100% ENTITLEMENT SET

Seal / Signature

NOT FOR CONSTRUCTION

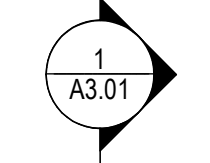
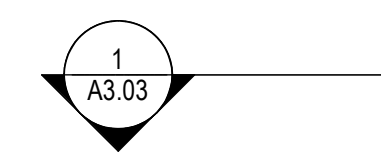
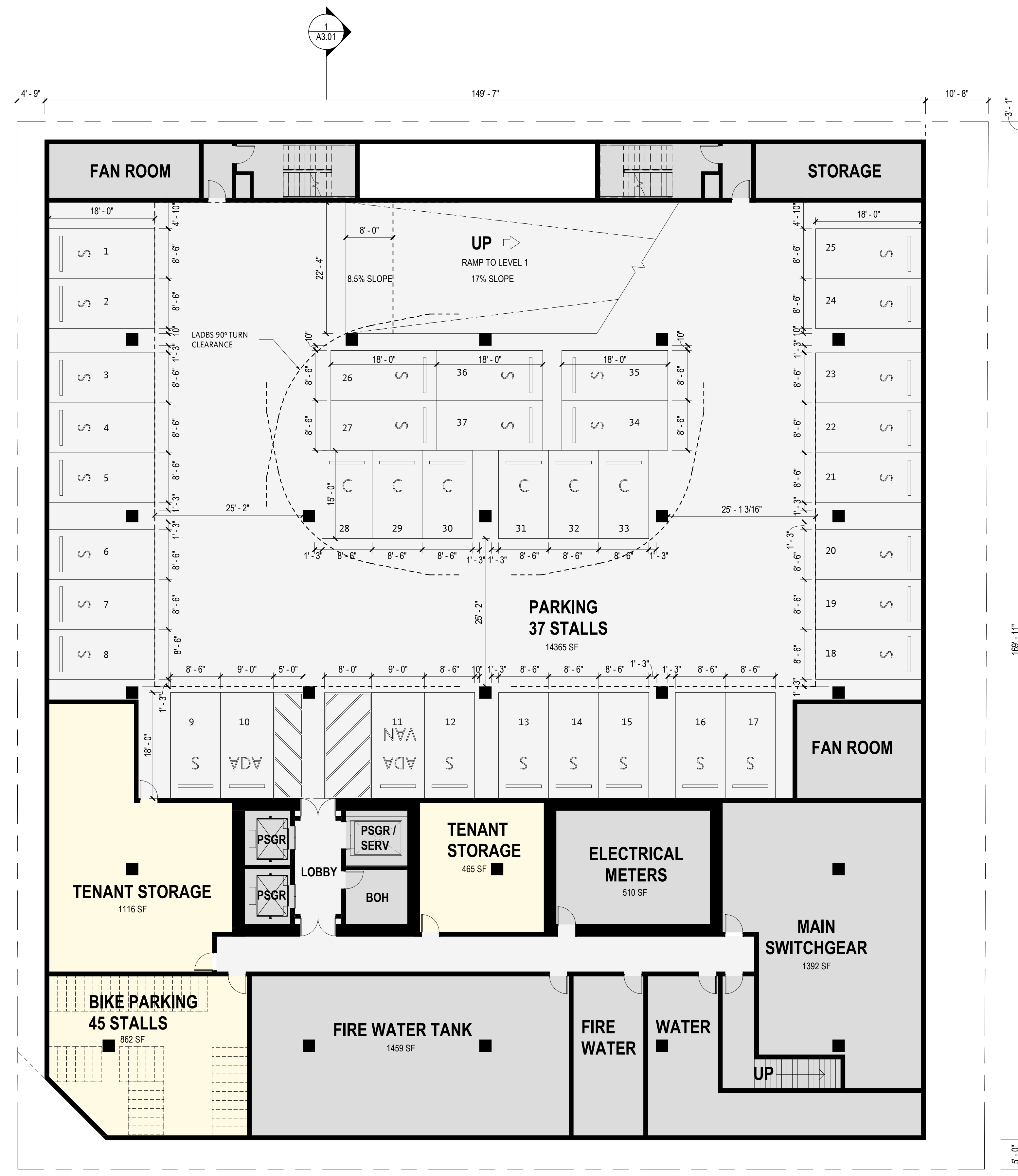
Project Name
121 W Third Street

Project Number
005.2878.000

Description
FLOOR PLAN - BASEMENT 01

Scale
3/32" = 1'-0"

A2.01



Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Date	Description
1	12/18/2020 50% ENTITLEMENT SET
2	02/17/2021 100% ENTITLEMENT SET

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
121 W Third Street

Project Number
005.2878.000

Description
FLOOR PLAN - LEVEL 01

Scale
3/32" = 1'-0"

A2.02



Appendix C
CalEEMod Outputs & EMFAC2017 Data

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

03322107 121 W 3rd Street Mixed-Use Development

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	37.00	Space	0.31	14,365.00	0
High Turnover (Sit Down Restaurant)	6.35	1000sqft	0.00	6,350.00	0
Apartments High Rise	331.00	Dwelling Unit	0.32	199,445.00	947

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - ~0.63 ac (~27,520 sf) w/ 220,160 sf bldg -331 multi-fam DU, 6,350 sf GF commercial, 37 parking spaces (covering ~14,365 sf) subter parking level. User Defined Com is surrogate for estimating mobile source emissions LADOT's VMT calc.

Construction Phase - Construction to take ~16 months beginning in 1st Q 2022 with completion & occupancy in 3rd Q 2023. Modeled as Mid-march 2022 to mid-July 2023.

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Trips and VMT - ~12 hauling trips added to site prep for removal of existing asphalt parking covering entire ~0.63 acre site.

Grading - ~55,000 CY export for subterranean parking level during grading. Site prep of ~0.63 acres to remove existing asphalt parking lot covering entire site.

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Vehicle Trips - Transportation Assessment (in VMT Analysis), 1,316 total trips. Trip length is 8,803 daily VMT/1,316 daily trips = 6.69 miles.

Woodstoves - SCAQMD Rule 445 prohibits the installation of wood burning devices in new developments.

Construction Off-road Equipment Mitigation - SCAQMD Rule 403 - Fugitive Dust

Mobile Land Use Mitigation - Mixed-Use development w/ restaurant/residential (LUT-3). Site is ~0.3 miles NE of downtown LA. Sidewalks on/connecting off-site. 331 du/0.63 ac = 525.4 du/ac.

Water Mitigation - 20% reduction indoor water use per CalGreen Standards.

Waste Mitigation - AB 341 requires each jurisdiction in CA to divert at least 75% of their waste away from landfills by 2020.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	1.00	4.00
tblConstructionPhase	NumDays	2.00	25.00
tblConstructionPhase	NumDays	100.00	307.00
tblConstructionPhase	NumDays	5.00	15.00
tblConstructionPhase	NumDays	5.00	25.00
tblFireplaces	NumberGas	281.35	297.90
tblFireplaces	NumberWood	16.55	0.00
tblGrading	AcresOfGrading	2.00	0.63
tblGrading	MaterialExported	0.00	55,000.00
tblLandUse	LandUseSquareFeet	14,800.00	14,365.00
tblLandUse	LandUseSquareFeet	331,000.00	199,445.00
tblLandUse	LotAcreage	0.33	0.31
tblLandUse	LotAcreage	0.15	0.00
tblLandUse	LotAcreage	5.34	0.32
tblTripsAndVMT	HaulingTripNumber	0.00	12.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	6.69
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	WD_TR	4.45	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	0.00	1,316.00
tblWoodstoves	NumberCatalytic	16.55	0.00
tblWoodstoves	NumberNoncatalytic	16.55	0.00

2.0 Emissions Summary

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3921	58.2108	17.5427	0.1858	10.4637	0.8610	11.3247	3.9497	0.8047	4.7544	0.0000	20,169.3588	20,169.3588	1.4380	2.9724	21,091.0793
2023	54.9189	15.4242	27.8875	0.0640	3.7596	0.6841	4.4437	1.0027	0.6387	1.6415	0.0000	6,382.8505	6,382.8505	0.7813	0.1848	6,457.4431
Maximum	54.9189	58.2108	27.8875	0.1858	10.4637	0.8610	11.3247	3.9497	0.8047	4.7544	0.0000	20,169.3588	20,169.3588	1.4380	2.9724	21,091.0793

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3921	58.2108	17.5427	0.1858	7.0716	0.8610	7.9326	2.3599	0.8047	3.1646	0.0000	20,169.3588	20,169.3588	1.4380	2.9724	21,091.0793
2023	54.9189	15.4242	27.8875	0.0640	3.7596	0.6841	4.4437	1.0027	0.6387	1.6415	0.0000	6,382.8505	6,382.8505	0.7813	0.1848	6,457.4431
Maximum	54.9189	58.2108	27.8875	0.1858	7.0716	0.8610	7.9326	2.3599	0.8047	3.1646	0.0000	20,169.3588	20,169.3588	1.4380	2.9724	21,091.0793

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	23.85	0.00	21.51	32.10	0.00	24.86	0.00	0.00	0.00	0.00	0.00	0.00

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	5.8405	5.2565	29.4214	0.0330		0.5507	0.5507		0.5507	0.5507	0.0000	6,357.651 1	6,357.651 1	0.1682	0.1157	6,396.321 9
Energy	0.1484	1.2919	0.7126	8.1000e-003		0.1025	0.1025		0.1025	0.1025		1,619.113 0	1,619.113 0	0.0310	0.0297	1,628.734 6
Mobile	10.0612	9.6274	94.6249	0.1992	20.1313	0.1449	20.2762	5.3621	0.1345	5.4966		20,510.80 21	20,510.80 21	1.4130	0.8648	20,803.82 99
Total	16.0502	16.1758	124.7588	0.2402	20.1313	0.7982	20.9295	5.3621	0.7878	6.1499	0.0000	28,487.56 62	28,487.56 62	1.6122	1.0101	28,828.88 65

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	5.8405	5.2565	29.4214	0.0330		0.5507	0.5507		0.5507	0.5507	0.0000	6,357.651 1	6,357.651 1	0.1682	0.1157	6,396.321 9
Energy	0.1484	1.2919	0.7126	8.1000e-003		0.1025	0.1025		0.1025	0.1025		1,619.113 0	1,619.113 0	0.0310	0.0297	1,628.734 6
Mobile	7.9317	6.2200	58.4190	0.1085	10.7179	0.0842	10.8021	2.8548	0.0781	2.9329		11,176.55 62	11,176.55 62	0.9492	0.5609	11,367.43 74
Total	13.9207	12.7684	88.5529	0.1496	10.7179	0.7375	11.4554	2.8548	0.7314	3.5862	0.0000	19,153.32 03	19,153.32 03	1.1484	0.7063	19,392.49 40

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	13.27	21.06	29.02	37.73	46.76	7.60	45.27	46.76	7.16	41.69	0.00	32.77	32.77	28.77	30.08	32.73

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	3/15/2022	3/18/2022	5	4	
2	Grading	Grading	3/19/2022	4/24/2022	5	25	
3	Building Construction	Building Construction	4/25/2022	6/27/2023	5	307	
4	Paving	Paving	6/25/2023	7/15/2023	5	15	
5	Architectural Coating	Architectural Coating	6/12/2023	7/14/2023	5	25	

Acres of Grading (Site Preparation Phase): 0.63

Acres of Grading (Grading Phase): 18.75

Acres of Paving: 0.31

Residential Indoor: 403,876; Residential Outdoor: 134,625; Non-Residential Indoor: 9,525; Non-Residential Outdoor: 3,175; Striped Parking Area: 862 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	2	5.00	0.00	12.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	6,875.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	247.00	39.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	49.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1670	0.0000	0.1670	0.0180	0.0000	0.0180			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367		942.5179	942.5179	0.3048		950.1386
Total	0.5797	6.9332	3.9597	9.7300e-003	0.1670	0.2573	0.4244	0.0180	0.2367	0.2548		942.5179	942.5179	0.3048		950.1386

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0140	0.5039	0.1175	1.8600e-003	0.0525	3.7400e-003	0.0563	0.0144	3.5800e-003	0.0180		204.2327	204.2327	0.0109	0.0324	214.1603
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0173	0.0126	0.1971	5.1000e-004	0.0559	3.6000e-004	0.0563	0.0148	3.3000e-004	0.0152		52.0064	52.0064	1.4100e-003	1.2500e-003	52.4144
Total	0.0313	0.5165	0.3146	2.3700e-003	0.1084	4.1000e-003	0.1125	0.0292	3.9100e-003	0.0331		256.2390	256.2390	0.0123	0.0337	266.5747

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0651	0.0000	0.0651	7.0300e-003	0.0000	7.0300e-003			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367	0.0000	942.5179	942.5179	0.3048		950.1386
Total	0.5797	6.9332	3.9597	9.7300e-003	0.0651	0.2573	0.3225	7.0300e-003	0.2367	0.2438	0.0000	942.5179	942.5179	0.3048		950.1386

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0140	0.5039	0.1175	1.8600e-003	0.0525	3.7400e-003	0.0563	0.0144	3.5800e-003	0.0180		204.2327	204.2327	0.0109	0.0324	214.1603
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0173	0.0126	0.1971	5.1000e-004	0.0559	3.6000e-004	0.0563	0.0148	3.3000e-004	0.0152		52.0064	52.0064	1.4100e-003	1.2500e-003	52.4144
Total	0.0313	0.5165	0.3146	2.3700e-003	0.1084	4.1000e-003	0.1125	0.0292	3.9100e-003	0.0331		256.2390	256.2390	0.0123	0.0337	266.5747

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.5607	0.0000	5.5607	2.6062	0.0000	2.6062			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759		1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	5.5607	0.5173	6.0780	2.6062	0.4759	3.0821		1,364.8198	1,364.8198	0.4414		1,375.8551

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.2812	46.1859	10.7688	0.1709	4.8135	0.3431	5.1567	1.3197	0.3283	1.6480		18,721.3289	18,721.3289	0.9944	2.9704	19,631.3613
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0277	0.0202	0.3153	8.2000e-004	0.0894	5.7000e-004	0.0900	0.0237	5.3000e-004	0.0242		83.2102	83.2102	2.2500e-003	2.0000e-003	83.8630
Total	1.3089	46.2061	11.0842	0.1717	4.9029	0.3437	5.2466	1.3434	0.3288	1.6723		18,804.5390	18,804.5390	0.9966	2.9724	19,715.2243

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.1687	0.0000	2.1687	1.0164	0.0000	1.0164			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	2.1687	0.5173	2.6860	1.0164	0.4759	1.4923	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.2812	46.1859	10.7688	0.1709	4.8135	0.3431	5.1567	1.3197	0.3283	1.6480		18,721.3289	18,721.3289	0.9944	2.9704	19,631.3613
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0277	0.0202	0.3153	8.2000e-004	0.0894	5.7000e-004	0.0900	0.0237	5.3000e-004	0.0242		83.2102	83.2102	2.2500e-003	2.0000e-003	83.8630
Total	1.3089	46.2061	11.0842	0.1717	4.9029	0.3437	5.2466	1.3434	0.3288	1.6723		18,804.5390	18,804.5390	0.9966	2.9724	19,715.2243

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.939 3	1,103.939 3	0.3570		1,112.865 2
Total	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.939 3	1,103.939 3	0.3570		1,112.865 2

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0767	1.9104	0.6550	7.6400e-003	0.2498	0.0182	0.2680	0.0719	0.0174	0.0893		820.8002	820.8002	0.0274	0.1183	856.7330
Worker	0.8549	0.6241	9.7351	0.0253	2.7609	0.0177	2.7786	0.7322	0.0163	0.7485		2,569.113 8	2,569.113 8	0.0695	0.0618	2,589.270 9
Total	0.9316	2.5345	10.3901	0.0329	3.0107	0.0359	3.0466	0.8041	0.0337	0.8378		3,389.914 1	3,389.914 1	0.0970	0.1801	3,446.003 9

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.939 3	1,103.939 3	0.3570		1,112.865 2
Total	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.939 3	1,103.939 3	0.3570		1,112.865 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0767	1.9104	0.6550	7.6400e-003	0.2498	0.0182	0.2680	0.0719	0.0174	0.0893		820.8002	820.8002	0.0274	0.1183	856.7330
Worker	0.8549	0.6241	9.7351	0.0253	2.7609	0.0177	2.7786	0.7322	0.0163	0.7485		2,569.113 8	2,569.113 8	0.0695	0.0618	2,589.270 9
Total	0.9316	2.5345	10.3901	0.0329	3.0107	0.0359	3.0466	0.8041	0.0337	0.8378		3,389.914 1	3,389.914 1	0.0970	0.1801	3,446.003 9

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0449	1.4970	0.5799	7.2600e-003	0.2498	7.5300e-003	0.2573	0.0719	7.2000e-003	0.0791		781.1017	781.1017	0.0262	0.1123	815.2213
Worker	0.7910	0.5514	8.9506	0.0244	2.7609	0.0167	2.7775	0.7322	0.0153	0.7475		2,501.1536	2,501.1536	0.0623	0.0570	2,519.6985
Total	0.8359	2.0484	9.5305	0.0317	3.0107	0.0242	3.0349	0.8041	0.0225	0.8267		3,282.2552	3,282.2552	0.0885	0.1693	3,334.9198

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0449	1.4970	0.5799	7.2600e-003	0.2498	7.5300e-003	0.2573	0.0719	7.2000e-003	0.0791		781.1017	781.1017	0.0262	0.1123	815.2213
Worker	0.7910	0.5514	8.9506	0.0244	2.7609	0.0167	2.7775	0.7322	0.0153	0.7475		2,501.1536	2,501.1536	0.0623	0.0570	2,519.6985
Total	0.8359	2.0484	9.5305	0.0317	3.0107	0.0242	3.0349	0.8041	0.0225	0.8267		3,282.2552	3,282.2552	0.0885	0.1693	3,334.9198

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018		1,043.6331

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0576	0.0402	0.6523	1.7800e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		182.2703	182.2703	4.5400e-003	4.1500e-003	183.6218
Total	0.0576	0.0402	0.6523	1.7800e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		182.2703	182.2703	4.5400e-003	4.1500e-003	183.6218

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018		1,043.6331

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0576	0.0402	0.6523	1.7800e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		182.2703	182.2703	4.5400e-003	4.1500e-003	183.6218
Total	0.0576	0.0402	0.6523	1.7800e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		182.2703	182.2703	4.5400e-003	4.1500e-003	183.6218

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	52.4334					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	52.6251	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1569	0.1094	1.7756	4.8500e-003	0.5477	3.3000e-003	0.5510	0.1453	3.0400e-003	0.1483		496.1803	496.1803	0.0124	0.0113	499.8592
Total	0.1569	0.1094	1.7756	4.8500e-003	0.5477	3.3000e-003	0.5510	0.1453	3.0400e-003	0.1483		496.1803	496.1803	0.0124	0.0113	499.8592

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	52.4334					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	52.6251	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1569	0.1094	1.7756	4.8500e-003	0.5477	3.3000e-003	0.5510	0.1453	3.0400e-003	0.1483		496.1803	496.1803	0.0124	0.0113	499.8592
Total	0.1569	0.1094	1.7756	4.8500e-003	0.5477	3.3000e-003	0.5510	0.1453	3.0400e-003	0.1483		496.1803	496.1803	0.0124	0.0113	499.8592

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

- Increase Density
- Increase Diversity
- Improve Destination Accessibility
- Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.9317	6.2200	58.4190	0.1085	10.7179	0.0842	10.8021	2.8548	0.0781	2.9329		11,176.55 62	11,176.55 62	0.9492	0.5609	11,367.43 74
Unmitigated	10.0612	9.6274	94.6249	0.1992	20.1313	0.1449	20.2762	5.3621	0.1345	5.4966		20,510.80 21	20,510.80 21	1.4130	0.8648	20,803.82 99

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	0.00	1,499.43	1188.29	1,312,050	698,535
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	777.24	905.76	327,664	174,448
User Defined Commercial	1,316.00	0.00	0.00	2,289,050	1,218,690
Total	1,316.00	2,276.67	2,094.05	3,928,764	2,091,674

4.3 Trip Type Information

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
User Defined Commercial	6.69	0.00	0.00	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Enclosed Parking with Elevator	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
High Turnover (Sit Down Restaurant)	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
User Defined Commercial	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1484	1.2919	0.7126	8.1000e-003		0.1025	0.1025		0.1025	0.1025		1,619.1130	1,619.1130	0.0310	0.0297	1,628.7346
NaturalGas Unmitigated	0.1484	1.2919	0.7126	8.1000e-003		0.1025	0.1025		0.1025	0.1025		1,619.1130	1,619.1130	0.0310	0.0297	1,628.7346

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	9755.35	0.1052	0.8990	0.3826	5.7400e-003		0.0727	0.0727		0.0727	0.0727		1,147.6882	1,147.6882	0.0220	0.0210	1,154.5084
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	4007.11	0.0432	0.3929	0.3300	2.3600e-003		0.0299	0.0299		0.0299	0.0299		471.4248	471.4248	9.0400e-003	8.6400e-003	474.2263
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1484	1.2919	0.7126	8.1000e-003		0.1026	0.1026		0.1026	0.1026		1,619.1130	1,619.1130	0.0310	0.0297	1,628.7346

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	9.75535	0.1052	0.8990	0.3826	5.7400e-003		0.0727	0.0727		0.0727	0.0727		1,147.6882	1,147.6882	0.0220	0.0210	1,154.5084
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	4.00711	0.0432	0.3929	0.3300	2.3600e-003		0.0299	0.0299		0.0299	0.0299		471.4248	471.4248	9.0400e-003	8.6400e-003	474.2263
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1484	1.2919	0.7126	8.1000e-003		0.1026	0.1026		0.1026	0.1026		1,619.1130	1,619.1130	0.0310	0.0297	1,628.7346

6.0 Area Detail

6.1 Mitigation Measures Area

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.8405	5.2565	29.4214	0.0330		0.5507	0.5507		0.5507	0.5507	0.0000	6,357.651 1	6,357.651 1	0.1682	0.1157	6,396.321 9
Unmitigated	5.8405	5.2565	29.4214	0.0330		0.5507	0.5507		0.5507	0.5507	0.0000	6,357.651 1	6,357.651 1	0.1682	0.1157	6,396.321 9

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3591					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.0798					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5783	4.9416	2.1028	0.0315		0.3995	0.3995		0.3995	0.3995	0.0000	6,308.470 6	6,308.470 6	0.1209	0.1157	6,345.958 7
Landscaping	0.8233	0.3149	27.3185	1.4400e-003		0.1512	0.1512		0.1512	0.1512		49.1805	49.1805	0.0473		50.3632
Total	5.8405	5.2565	29.4214	0.0330		0.5507	0.5507		0.5507	0.5507	0.0000	6,357.651 1	6,357.651 1	0.1682	0.1157	6,396.321 9

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3591					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.0798					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5783	4.9416	2.1028	0.0315		0.3995	0.3995		0.3995	0.3995	0.0000	6,308.4706	6,308.4706	0.1209	0.1157	6,345.9587
Landscaping	0.8233	0.3149	27.3185	1.4400e-003		0.1512	0.1512		0.1512	0.1512		49.1805	49.1805	0.0473		50.3632
Total	5.8405	5.2565	29.4214	0.0330		0.5507	0.5507		0.5507	0.5507	0.0000	6,357.6511	6,357.6511	0.1682	0.1157	6,396.3219

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

03322107 121 W 3rd Street Mixed-Use Development

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	37.00	Space	0.31	14,365.00	0
High Turnover (Sit Down Restaurant)	6.35	1000sqft	0.00	6,350.00	0
Apartments High Rise	331.00	Dwelling Unit	0.32	199,445.00	947

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - ~0.63 ac (~27,520 sf) w/ 220,160 sf bldg -331 multi-fam DU, 6,350 sf GF commercial, 37 parking spaces (covering ~14,365 sf) subter parking level. User Defined Com is surrogate for estimating mobile source emissions LADOT's VMT calc.

Construction Phase - Construction to take ~16 months beginning in 1st Q 2022 with completion & occupancy in 3rd Q 2023. Modeled as Mid-march 2022 to mid-July 2023.

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Trips and VMT - ~12 hauling trips added to site prep for removal of existing asphalt parking covering entire ~0.63 acre site.

Grading - ~55,000 CY export for subterranean parking level during grading. Site prep of ~0.63 acres to remove existing asphalt parking lot covering entire site.

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Vehicle Trips - Transportation Assessment (in VMT Analysis), 1,316 total trips. Trip length is 8,803 daily VMT/1,316 daily trips = 6.69 miles.

Woodstoves - SCAQMD Rule 445 prohibits the installation of wood burning devices in new developments.

Construction Off-road Equipment Mitigation - SCAQMD Rule 403 - Fugitive Dust

Mobile Land Use Mitigation - Mixed-Use development w/ restaurant/residential (LUT-3). Site is ~0.3 miles NE of downtown LA. Sidewalks on/connecting off-site. 331 du/0.63 ac = 525.4 du/ac.

Water Mitigation - 20% reduction indoor water use per CalGreen Standards.

Waste Mitigation - AB 341 requires each jurisdiction in CA to divert at least 75% of their waste away from landfills by 2020.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	1.00	4.00
tblConstructionPhase	NumDays	2.00	25.00
tblConstructionPhase	NumDays	100.00	307.00
tblConstructionPhase	NumDays	5.00	15.00
tblConstructionPhase	NumDays	5.00	25.00
tblFireplaces	NumberGas	281.35	297.90
tblFireplaces	NumberWood	16.55	0.00
tblGrading	AcresOfGrading	2.00	0.63
tblGrading	MaterialExported	0.00	55,000.00
tblLandUse	LandUseSquareFeet	14,800.00	14,365.00
tblLandUse	LandUseSquareFeet	331,000.00	199,445.00
tblLandUse	LotAcreage	0.33	0.31
tblLandUse	LotAcreage	0.15	0.00
tblLandUse	LotAcreage	5.34	0.32
tblTripsAndVMT	HaulingTripNumber	0.00	12.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	6.69
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	WD_TR	4.45	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	0.00	1,316.00
tblWoodstoves	NumberCatalytic	16.55	0.00
tblWoodstoves	NumberNoncatalytic	16.55	0.00

2.0 Emissions Summary

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3633	60.0872	17.1839	0.1858	10.4637	0.8617	11.3254	3.9497	0.8054	4.7551	0.0000	20,170.4475	20,170.4475	1.4364	2.9735	21,092.4570
2023	54.9922	15.5678	26.9860	0.0624	3.7596	0.6841	4.4437	1.0027	0.6388	1.6415	0.0000	6,216.5357	6,216.5357	0.7822	0.1900	6,292.7137
Maximum	54.9922	60.0872	26.9860	0.1858	10.4637	0.8617	11.3254	3.9497	0.8054	4.7551	0.0000	20,170.4475	20,170.4475	1.4364	2.9735	21,092.4570

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3633	60.0872	17.1839	0.1858	7.0716	0.8617	7.9333	2.3599	0.8054	3.1653	0.0000	20,170.4475	20,170.4475	1.4364	2.9735	21,092.4570
2023	54.9922	15.5678	26.9860	0.0624	3.7596	0.6841	4.4437	1.0027	0.6388	1.6415	0.0000	6,216.5357	6,216.5357	0.7822	0.1900	6,292.7137
Maximum	54.9922	60.0872	26.9860	0.1858	7.0716	0.8617	7.9333	2.3599	0.8054	3.1653	0.0000	20,170.4475	20,170.4475	1.4364	2.9735	21,092.4570

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	23.85	0.00	21.51	32.10	0.00	24.85	0.00	0.00	0.00	0.00	0.00	0.00

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	5.8405	5.2565	29.4214	0.0330		0.5507	0.5507		0.5507	0.5507	0.0000	6,357.651 1	6,357.651 1	0.1682	0.1157	6,396.321 9
Energy	0.1484	1.2919	0.7126	8.1000e-003		0.1025	0.1025		0.1025	0.1025		1,619.113 0	1,619.113 0	0.0310	0.0297	1,628.734 6
Mobile	9.8483	10.4053	93.2181	0.1907	20.1313	0.1450	20.2763	5.3621	0.1346	5.4967		19,641.75 01	19,641.75 01	1.4637	0.9046	19,947.92 56
Total	15.8372	16.9537	123.3521	0.2318	20.1313	0.7983	20.9296	5.3621	0.7878	6.1500	0.0000	27,618.51 42	27,618.51 42	1.6630	1.0500	27,972.98 21

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	5.8405	5.2565	29.4214	0.0330		0.5507	0.5507		0.5507	0.5507	0.0000	6,357.651 1	6,357.651 1	0.1682	0.1157	6,396.321 9
Energy	0.1484	1.2919	0.7126	8.1000e-003		0.1025	0.1025		0.1025	0.1025		1,619.113 0	1,619.113 0	0.0310	0.0297	1,628.734 6
Mobile	7.7021	6.7246	59.2400	0.1040	10.7179	0.0843	10.8022	2.8548	0.0782	2.9330		10,717.74 08	10,717.74 08	1.0029	0.5884	10,918.14 46
Total	13.6910	13.2730	89.3739	0.1451	10.7179	0.7376	11.4555	2.8548	0.7315	3.5862	0.0000	18,694.50 49	18,694.50 49	1.2022	0.7337	18,943.20 11

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	13.55	21.71	27.55	37.38	46.76	7.60	45.27	46.76	7.16	41.69	0.00	32.31	32.31	27.71	30.12	32.28

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	3/15/2022	3/18/2022	5	4	
2	Grading	Grading	3/19/2022	4/24/2022	5	25	
3	Building Construction	Building Construction	4/25/2022	6/27/2023	5	307	
4	Paving	Paving	6/25/2023	7/15/2023	5	15	
5	Architectural Coating	Architectural Coating	6/12/2023	7/14/2023	5	25	

Acres of Grading (Site Preparation Phase): 0.63

Acres of Grading (Grading Phase): 18.75

Acres of Paving: 0.31

Residential Indoor: 403,876; Residential Outdoor: 134,625; Non-Residential Indoor: 9,525; Non-Residential Outdoor: 3,175; Striped Parking Area: 862 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	2	5.00	0.00	12.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	6,875.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	247.00	39.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	49.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1670	0.0000	0.1670	0.0180	0.0000	0.0180			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367		942.5179	942.5179	0.3048		950.1386
Total	0.5797	6.9332	3.9597	9.7300e-003	0.1670	0.2573	0.4244	0.0180	0.2367	0.2548		942.5179	942.5179	0.3048		950.1386

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0136	0.5243	0.1196	1.8600e-003	0.0525	3.7500e-003	0.0563	0.0144	3.5900e-003	0.0180		204.2926	204.2926	0.0108	0.0324	214.2229
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0185	0.0140	0.1809	4.8000e-004	0.0559	3.6000e-004	0.0563	0.0148	3.3000e-004	0.0152		49.2567	49.2567	1.4200e-003	1.3400e-003	49.6907
Total	0.0322	0.5383	0.3005	2.3400e-003	0.1084	4.1100e-003	0.1125	0.0292	3.9200e-003	0.0331		253.5492	253.5492	0.0123	0.0338	263.9135

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0651	0.0000	0.0651	7.0300e-003	0.0000	7.0300e-003			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367	0.0000	942.5179	942.5179	0.3048		950.1386
Total	0.5797	6.9332	3.9597	9.7300e-003	0.0651	0.2573	0.3225	7.0300e-003	0.2367	0.2438	0.0000	942.5179	942.5179	0.3048		950.1386

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0136	0.5243	0.1196	1.8600e-003	0.0525	3.7500e-003	0.0563	0.0144	3.5900e-003	0.0180		204.2926	204.2926	0.0108	0.0324	214.2229
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0185	0.0140	0.1809	4.8000e-004	0.0559	3.6000e-004	0.0563	0.0148	3.3000e-004	0.0152		49.2567	49.2567	1.4200e-003	1.3400e-003	49.6907
Total	0.0322	0.5383	0.3005	2.3400e-003	0.1084	4.1100e-003	0.1125	0.0292	3.9200e-003	0.0331		253.5492	253.5492	0.0123	0.0338	263.9135

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.5607	0.0000	5.5607	2.6062	0.0000	2.6062			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759		1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	5.5607	0.5173	6.0780	2.6062	0.4759	3.0821		1,364.8198	1,364.8198	0.4414		1,375.8551

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.2504	48.0602	10.9584	0.1710	4.8135	0.3439	5.1574	1.3197	0.3290	1.6487		18,726.8170	18,726.8170	0.9927	2.9714	19,637.0969
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0296	0.0223	0.2895	7.7000e-004	0.0894	5.7000e-004	0.0900	0.0237	5.3000e-004	0.0242		78.8107	78.8107	2.2800e-003	2.1400e-003	79.5051
Total	1.2801	48.0825	11.2479	0.1717	4.9029	0.3444	5.2474	1.3434	0.3295	1.6729		18,805.6277	18,805.6277	0.9950	2.9735	19,716.6019

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.1687	0.0000	2.1687	1.0164	0.0000	1.0164			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	2.1687	0.5173	2.6860	1.0164	0.4759	1.4923	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.2504	48.0602	10.9584	0.1710	4.8135	0.3439	5.1574	1.3197	0.3290	1.6487		18,726.8170	18,726.8170	0.9927	2.9714	19,637.0969
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0296	0.0223	0.2895	7.7000e-004	0.0894	5.7000e-004	0.0900	0.0237	5.3000e-004	0.0242		78.8107	78.8107	2.2800e-003	2.1400e-003	79.5051
Total	1.2801	48.0825	11.2479	0.1717	4.9029	0.3444	5.2474	1.3434	0.3295	1.6729		18,805.6277	18,805.6277	0.9950	2.9735	19,716.6019

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.939 3	1,103.939 3	0.3570		1,112.865 2
Total	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.939 3	1,103.939 3	0.3570		1,112.865 2

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0758	1.9891	0.6776	7.6400e-003	0.2498	0.0183	0.2681	0.0719	0.0175	0.0894		821.1086	821.1086	0.0273	0.1184	857.0847
Worker	0.9152	0.6896	8.9383	0.0239	2.7609	0.0177	2.7786	0.7322	0.0163	0.7485		2,433.278 9	2,433.278 9	0.0704	0.0660	2,454.719 2
Total	0.9910	2.6788	9.6159	0.0316	3.0107	0.0360	3.0466	0.8041	0.0338	0.8379		3,254.387 5	3,254.387 5	0.0977	0.1845	3,311.803 8

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.939 3	1,103.939 3	0.3570		1,112.865 2
Total	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.939 3	1,103.939 3	0.3570		1,112.865 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0758	1.9891	0.6776	7.6400e-003	0.2498	0.0183	0.2681	0.0719	0.0175	0.0894		821.1086	821.1086	0.0273	0.1184	857.0847
Worker	0.9152	0.6896	8.9383	0.0239	2.7609	0.0177	2.7786	0.7322	0.0163	0.7485		2,433.278 9	2,433.278 9	0.0704	0.0660	2,454.719 2
Total	0.9910	2.6788	9.6159	0.0316	3.0107	0.0360	3.0466	0.8041	0.0338	0.8379		3,254.387 5	3,254.387 5	0.0977	0.1845	3,311.803 8

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0434	1.5673	0.5982	7.2700e-003	0.2498	7.5700e-003	0.2574	0.0719	7.2400e-003	0.0792		782.4192	782.4192	0.0261	0.1126	816.6253
Worker	0.8498	0.6091	8.2271	0.0232	2.7609	0.0167	2.7775	0.7322	0.0153	0.7475		2,369.2900	2,369.2900	0.0631	0.0609	2,389.0140
Total	0.8932	2.1764	8.8253	0.0304	3.0107	0.0242	3.0349	0.8041	0.0226	0.8267		3,151.7092	3,151.7092	0.0892	0.1735	3,205.6393

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0434	1.5673	0.5982	7.2700e-003	0.2498	7.5700e-003	0.2574	0.0719	7.2400e-003	0.0792		782.4192	782.4192	0.0261	0.1126	816.6253
Worker	0.8498	0.6091	8.2271	0.0232	2.7609	0.0167	2.7775	0.7322	0.0153	0.7475		2,369.2900	2,369.2900	0.0631	0.0609	2,389.0140
Total	0.8932	2.1764	8.8253	0.0304	3.0107	0.0242	3.0349	0.8041	0.0226	0.8267		3,151.7092	3,151.7092	0.0892	0.1735	3,205.6393

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018		1,043.6331

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0619	0.0444	0.5996	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		172.6608	172.6608	4.6000e-003	4.4400e-003	174.0982
Total	0.0619	0.0444	0.5996	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		172.6608	172.6608	4.6000e-003	4.4400e-003	174.0982

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018		1,043.6331

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0619	0.0444	0.5996	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		172.6608	172.6608	4.6000e-003	4.4400e-003	174.0982
Total	0.0619	0.0444	0.5996	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		172.6608	172.6608	4.6000e-003	4.4400e-003	174.0982

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	52.4334					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	52.6251	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1686	0.1208	1.6321	4.5900e-003	0.5477	3.3000e-003	0.5510	0.1453	3.0400e-003	0.1483		470.0211	470.0211	0.0125	0.0121	473.9340
Total	0.1686	0.1208	1.6321	4.5900e-003	0.5477	3.3000e-003	0.5510	0.1453	3.0400e-003	0.1483		470.0211	470.0211	0.0125	0.0121	473.9340

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	52.4334					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	52.6251	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1686	0.1208	1.6321	4.5900e-003	0.5477	3.3000e-003	0.5510	0.1453	3.0400e-003	0.1483		470.0211	470.0211	0.0125	0.0121	473.9340
Total	0.1686	0.1208	1.6321	4.5900e-003	0.5477	3.3000e-003	0.5510	0.1453	3.0400e-003	0.1483		470.0211	470.0211	0.0125	0.0121	473.9340

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

- Increase Density
- Increase Diversity
- Improve Destination Accessibility
- Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.7021	6.7246	59.2400	0.1040	10.7179	0.0843	10.8022	2.8548	0.0782	2.9330		10,717.74 08	10,717.74 08	1.0029	0.5884	10,918.14 46
Unmitigated	9.8483	10.4053	93.2181	0.1907	20.1313	0.1450	20.2763	5.3621	0.1346	5.4967		19,641.75 01	19,641.75 01	1.4637	0.9046	19,947.92 56

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	0.00	1,499.43	1188.29	1,312,050	698,535
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	777.24	905.76	327,664	174,448
User Defined Commercial	1,316.00	0.00	0.00	2,289,050	1,218,690
Total	1,316.00	2,276.67	2,094.05	3,928,764	2,091,674

4.3 Trip Type Information

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
User Defined Commercial	6.69	0.00	0.00	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Enclosed Parking with Elevator	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
High Turnover (Sit Down Restaurant)	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
User Defined Commercial	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1484	1.2919	0.7126	8.1000e-003		0.1025	0.1025		0.1025	0.1025		1,619.1130	1,619.1130	0.0310	0.0297	1,628.7346
NaturalGas Unmitigated	0.1484	1.2919	0.7126	8.1000e-003		0.1025	0.1025		0.1025	0.1025		1,619.1130	1,619.1130	0.0310	0.0297	1,628.7346

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	9755.35	0.1052	0.8990	0.3826	5.7400e-003		0.0727	0.0727		0.0727	0.0727		1,147.6882	1,147.6882	0.0220	0.0210	1,154.5084
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	4007.11	0.0432	0.3929	0.3300	2.3600e-003		0.0299	0.0299		0.0299	0.0299		471.4248	471.4248	9.0400e-003	8.6400e-003	474.2263
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1484	1.2919	0.7126	8.1000e-003		0.1026	0.1026		0.1026	0.1026		1,619.1130	1,619.1130	0.0310	0.0297	1,628.7346

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	9.75535	0.1052	0.8990	0.3826	5.7400e-003		0.0727	0.0727		0.0727	0.0727		1,147.6882	1,147.6882	0.0220	0.0210	1,154.5084
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	4.00711	0.0432	0.3929	0.3300	2.3600e-003		0.0299	0.0299		0.0299	0.0299		471.4248	471.4248	9.0400e-003	8.6400e-003	474.2263
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1484	1.2919	0.7126	8.1000e-003		0.1026	0.1026		0.1026	0.1026		1,619.1130	1,619.1130	0.0310	0.0297	1,628.7346

6.0 Area Detail

6.1 Mitigation Measures Area

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.8405	5.2565	29.4214	0.0330		0.5507	0.5507		0.5507	0.5507	0.0000	6,357.651 1	6,357.651 1	0.1682	0.1157	6,396.321 9
Unmitigated	5.8405	5.2565	29.4214	0.0330		0.5507	0.5507		0.5507	0.5507	0.0000	6,357.651 1	6,357.651 1	0.1682	0.1157	6,396.321 9

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3591					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.0798					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5783	4.9416	2.1028	0.0315		0.3995	0.3995		0.3995	0.3995	0.0000	6,308.470 6	6,308.470 6	0.1209	0.1157	6,345.958 7
Landscaping	0.8233	0.3149	27.3185	1.4400e-003		0.1512	0.1512		0.1512	0.1512		49.1805	49.1805	0.0473		50.3632
Total	5.8405	5.2565	29.4214	0.0330		0.5507	0.5507		0.5507	0.5507	0.0000	6,357.651 1	6,357.651 1	0.1682	0.1157	6,396.321 9

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3591					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.0798					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5783	4.9416	2.1028	0.0315		0.3995	0.3995		0.3995	0.3995	0.0000	6,308.4706	6,308.4706	0.1209	0.1157	6,345.9587
Landscaping	0.8233	0.3149	27.3185	1.4400e-003		0.1512	0.1512		0.1512	0.1512		49.1805	49.1805	0.0473		50.3632
Total	5.8405	5.2565	29.4214	0.0330		0.5507	0.5507		0.5507	0.5507	0.0000	6,357.6511	6,357.6511	0.1682	0.1157	6,396.3219

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

03322107 121 W 3rd Street Mixed-Use Development - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

03322107 121 W 3rd Street Mixed-Use Development

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	37.00	Space	0.31	14,365.00	0
High Turnover (Sit Down Restaurant)	6.35	1000sqft	0.00	6,350.00	0
Apartments High Rise	331.00	Dwelling Unit	0.32	199,445.00	947

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - ~0.63 ac (~27,520 sf) w/ 220,160 sf bldg -331 multi-fam DU, 6,350 sf GF commercial, 37 parking spaces (covering ~14,365 sf) subter parking level. User Defined Com is surrogate for estimating mobile source emissions LADOT's VMT calc.

Construction Phase - Construction to take ~16 months beginning in 1st Q 2022 with completion & occupancy in 3rd Q 2023. Modeled as Mid-march 2022 to mid-July 2023.

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Trips and VMT - ~12 hauling trips added to site prep for removal of existing asphalt parking covering entire ~0.63 acre site.

Grading - ~55,000 CY export for subterranean parking level during grading. Site prep of ~0.63 acres to remove existing asphalt parking lot covering entire site.

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Vehicle Trips - Transportation Assessment (in VMT Analysis), 1,316 total trips. Trip length is 8,803 daily VMT/1,316 daily trips = 6.69 miles.

Woodstoves - SCAQMD Rule 445 prohibits the installation of wood burning devices in new developments.

Construction Off-road Equipment Mitigation - SCAQMD Rule 403 - Fugitive Dust

Mobile Land Use Mitigation - Mixed-Use development w/ restaurant/residential (LUT-3). Site is ~0.3 miles NE of downtown LA. Sidewalks on/connecting off-site. 331 du/0.63 ac = 525.4 du/ac.

Water Mitigation - 20% reduction indoor water use per CalGreen Standards.

Waste Mitigation - AB 341 requires each jurisdiction in CA to divert at least 75% of their waste away from landfills by 2020.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	1.00	4.00
tblConstructionPhase	NumDays	2.00	25.00
tblConstructionPhase	NumDays	100.00	307.00
tblConstructionPhase	NumDays	5.00	15.00
tblConstructionPhase	NumDays	5.00	25.00
tblFireplaces	NumberGas	281.35	297.90
tblFireplaces	NumberWood	16.55	0.00
tblGrading	AcresOfGrading	2.00	0.63
tblGrading	MaterialExported	0.00	55,000.00
tblLandUse	LandUseSquareFeet	14,800.00	14,365.00
tblLandUse	LandUseSquareFeet	331,000.00	199,445.00
tblLandUse	LotAcreage	0.33	0.31
tblLandUse	LotAcreage	0.15	0.00
tblLandUse	LotAcreage	5.34	0.32
tblTripsAndVMT	HaulingTripNumber	0.00	12.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	6.69
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00

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tblVehicleTrips	WD_TR	4.45	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	0.00	1,316.00
tblWoodstoves	NumberCatalytic	16.55	0.00
tblWoodstoves	NumberNoncatalytic	16.55	0.00

2.0 Emissions Summary

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2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1758	1.6496	1.7509	6.2500e-003	0.3960	0.0480	0.4440	0.1203	0.0444	0.1647	0.0000	589.6784	589.6784	0.0540	0.0489	605.6066
2023	0.7575	0.6064	1.1247	2.8700e-003	0.1957	0.0248	0.2205	0.0523	0.0229	0.0753	0.0000	264.0252	264.0252	0.0281	0.0102	267.7716
Maximum	0.7575	1.6496	1.7509	6.2500e-003	0.3960	0.0480	0.4440	0.1203	0.0444	0.1647	0.0000	589.6784	589.6784	0.0540	0.0489	605.6066

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1758	1.6496	1.7509	6.2500e-003	0.3534	0.0480	0.4014	0.1004	0.0444	0.1448	0.0000	589.6783	589.6783	0.0540	0.0489	605.6065
2023	0.7575	0.6064	1.1247	2.8700e-003	0.1957	0.0248	0.2205	0.0523	0.0229	0.0753	0.0000	264.0251	264.0251	0.0281	0.0102	267.7715
Maximum	0.7575	1.6496	1.7509	6.2500e-003	0.3534	0.0480	0.4014	0.1004	0.0444	0.1448	0.0000	589.6783	589.6783	0.0540	0.0489	605.6065

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	7.20	0.00	6.41	11.52	0.00	8.29	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	3-15-2022	6-14-2022	1.0246	1.0246
2	6-15-2022	9-14-2022	0.3673	0.3673
3	9-15-2022	12-14-2022	0.3687	0.3687
4	12-15-2022	3-14-2023	0.3330	0.3330
5	3-15-2023	6-14-2023	0.3856	0.3856
6	6-15-2023	9-14-2023	0.6734	0.6734
		Highest	1.0246	1.0246

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2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.9203	0.1011	3.4411	5.7000e-004		0.0239	0.0239		0.0239	0.0239	0.0000	77.1138	77.1138	6.7400e-003	1.3100e-003	77.6731
Energy	0.0271	0.2358	0.1300	1.4800e-003		0.0187	0.0187		0.0187	0.0187	0.0000	778.8746	778.8746	0.0295	7.8700e-003	781.9565
Mobile	0.7309	0.7920	7.0573	0.0144	1.4759	0.0109	1.4868	0.3937	0.0101	0.4038	0.0000	1,347.408 1	1,347.408 1	0.0994	0.0620	1,368.373 3
Waste						0.0000	0.0000		0.0000	0.0000	46.2454	0.0000	46.2454	2.7330	0.0000	114.5710
Water						0.0000	0.0000		0.0000	0.0000	7.4534	143.8578	151.3112	0.7724	0.0189	176.2555
Total	1.6783	1.1289	10.6284	0.0165	1.4759	0.0535	1.5294	0.3937	0.0527	0.4464	53.6988	2,347.254 4	2,400.953 1	3.6411	0.0901	2,518.829 3

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.9203	0.1011	3.4411	5.7000e-004		0.0239	0.0239		0.0239	0.0239	0.0000	77.1138	77.1138	6.7400e-003	1.3100e-003	77.6731
Energy	0.0271	0.2358	0.1300	1.4800e-003		0.0187	0.0187		0.0187	0.0187	0.0000	778.8746	778.8746	0.0295	7.8700e-003	781.9565
Mobile	0.5703	0.5104	4.4700	7.8700e-003	0.7858	6.3200e-003	0.7921	0.2096	5.8600e-003	0.2155	0.0000	735.3457	735.3457	0.0681	0.0403	749.0520
Waste						0.0000	0.0000		0.0000	0.0000	11.5614	0.0000	11.5614	0.6833	0.0000	28.6428
Water						0.0000	0.0000		0.0000	0.0000	5.9627	124.6543	130.6170	0.6184	0.0152	150.6003
Total	1.5176	0.8473	8.0411	9.9200e-003	0.7858	0.0489	0.8347	0.2096	0.0485	0.2581	17.5241	1,715.9885	1,733.5125	1.4060	0.0646	1,787.9247

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	9.57	24.94	24.34	39.77	46.76	8.48	45.42	46.76	7.99	42.19	67.37	26.89	27.80	61.39	28.26	29.02

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	3/15/2022	3/18/2022	5	4	
2	Grading	Grading	3/19/2022	4/24/2022	5	25	
3	Building Construction	Building Construction	4/25/2022	6/27/2023	5	307	

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4	Paving	Paving	6/25/2023	7/15/2023	5	15
5	Architectural Coating	Architectural Coating	6/12/2023	7/14/2023	5	25

Acres of Grading (Site Preparation Phase): 0.63

Acres of Grading (Grading Phase): 18.75

Acres of Paving: 0.31

Residential Indoor: 403,876; Residential Outdoor: 134,625; Non-Residential Indoor: 9,525; Non-Residential Outdoor: 3,175; Striped Parking Area: 862 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	2	5.00	0.00	12.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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Grading	3	8.00	0.00	6,875.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	247.00	39.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	49.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.3000e-004	0.0000	3.3000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.1600e-003	0.0139	7.9200e-003	2.0000e-005		5.1000e-004	5.1000e-004		4.7000e-004	4.7000e-004	0.0000	1.7101	1.7101	5.5000e-004	0.0000	1.7239
Total	1.1600e-003	0.0139	7.9200e-003	2.0000e-005	3.3000e-004	5.1000e-004	8.4000e-004	4.0000e-005	4.7000e-004	5.1000e-004	0.0000	1.7101	1.7101	5.5000e-004	0.0000	1.7239

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3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	1.0600e-003	2.4000e-004	0.0000	1.0000e-004	1.0000e-005	1.1000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3706	0.3706	2.0000e-005	6.0000e-005	0.3886
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	3.0000e-005	3.7000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0907	0.0907	0.0000	0.0000	0.0915
Total	6.0000e-005	1.0900e-003	6.1000e-004	0.0000	2.1000e-004	1.0000e-005	2.2000e-004	6.0000e-005	1.0000e-005	7.0000e-005	0.0000	0.4613	0.4613	2.0000e-005	6.0000e-005	0.4801

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.3000e-004	0.0000	1.3000e-004	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.1600e-003	0.0139	7.9200e-003	2.0000e-005		5.1000e-004	5.1000e-004		4.7000e-004	4.7000e-004	0.0000	1.7101	1.7101	5.5000e-004	0.0000	1.7239
Total	1.1600e-003	0.0139	7.9200e-003	2.0000e-005	1.3000e-004	5.1000e-004	6.4000e-004	1.0000e-005	4.7000e-004	4.8000e-004	0.0000	1.7101	1.7101	5.5000e-004	0.0000	1.7239

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3.2 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	1.0600e-003	2.4000e-004	0.0000	1.0000e-004	1.0000e-005	1.1000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3706	0.3706	2.0000e-005	6.0000e-005	0.3886
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	3.0000e-005	3.7000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0907	0.0907	0.0000	0.0000	0.0915
Total	6.0000e-005	1.0900e-003	6.1000e-004	0.0000	2.1000e-004	1.0000e-005	2.2000e-004	6.0000e-005	1.0000e-005	7.0000e-005	0.0000	0.4613	0.4613	2.0000e-005	6.0000e-005	0.4801

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0695	0.0000	0.0695	0.0326	0.0000	0.0326	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0135	0.1501	0.0742	1.8000e-004		6.4700e-003	6.4700e-003		5.9500e-003	5.9500e-003	0.0000	15.4768	15.4768	5.0100e-003	0.0000	15.6019
Total	0.0135	0.1501	0.0742	1.8000e-004	0.0695	6.4700e-003	0.0760	0.0326	5.9500e-003	0.0385	0.0000	15.4768	15.4768	5.0100e-003	0.0000	15.6019

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3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0159	0.6081	0.1356	2.1400e-003	0.0591	4.2900e-003	0.0634	0.0162	4.1100e-003	0.0204	0.0000	212.3224	212.3224	0.0113	0.0337	222.6434
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.9000e-004	3.7100e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9071	0.9071	3.0000e-005	2.0000e-005	0.9151
Total	0.0162	0.6084	0.1393	2.1500e-003	0.0602	4.3000e-003	0.0645	0.0165	4.1200e-003	0.0207	0.0000	213.2294	213.2294	0.0113	0.0337	223.5585

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0271	0.0000	0.0271	0.0127	0.0000	0.0127	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0135	0.1501	0.0742	1.8000e-004		6.4700e-003	6.4700e-003		5.9500e-003	5.9500e-003	0.0000	15.4768	15.4768	5.0100e-003	0.0000	15.6019
Total	0.0135	0.1501	0.0742	1.8000e-004	0.0271	6.4700e-003	0.0336	0.0127	5.9500e-003	0.0187	0.0000	15.4768	15.4768	5.0100e-003	0.0000	15.6019

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3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0159	0.6081	0.1356	2.1400e-003	0.0591	4.2900e-003	0.0634	0.0162	4.1100e-003	0.0204	0.0000	212.3224	212.3224	0.0113	0.0337	222.6434
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.9000e-004	3.7100e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9071	0.9071	3.0000e-005	2.0000e-005	0.9151
Total	0.0162	0.6084	0.1393	2.1500e-003	0.0602	4.3000e-003	0.0645	0.0165	4.1200e-003	0.0207	0.0000	213.2294	213.2294	0.0113	0.0337	223.5585

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0618	0.6323	0.6437	1.0300e-003		0.0335	0.0335		0.0308	0.0308	0.0000	90.1329	90.1329	0.0292	0.0000	90.8617
Total	0.0618	0.6323	0.6437	1.0300e-003		0.0335	0.0335		0.0308	0.0308	0.0000	90.1329	90.1329	0.0292	0.0000	90.8617

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3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.8500e-003	0.1805	0.0599	6.9000e-004	0.0221	1.6400e-003	0.0238	6.3800e-003	1.5700e-003	7.9500e-003	0.0000	67.0262	67.0262	2.2400e-003	9.6700e-003	69.9634
Worker	0.0762	0.0635	0.8253	2.1800e-003	0.2436	1.5900e-003	0.2452	0.0647	1.4700e-003	0.0662	0.0000	201.6417	201.6417	5.7500e-003	5.4800e-003	203.4171
Total	0.0830	0.2440	0.8852	2.8700e-003	0.2657	3.2300e-003	0.2690	0.0711	3.0400e-003	0.0741	0.0000	268.6679	268.6679	7.9900e-003	0.0152	273.3805

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0618	0.6323	0.6437	1.0300e-003		0.0335	0.0335		0.0308	0.0308	0.0000	90.1328	90.1328	0.0292	0.0000	90.8616
Total	0.0618	0.6323	0.6437	1.0300e-003		0.0335	0.0335		0.0308	0.0308	0.0000	90.1328	90.1328	0.0292	0.0000	90.8616

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3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.8500e-003	0.1805	0.0599	6.9000e-004	0.0221	1.6400e-003	0.0238	6.3800e-003	1.5700e-003	7.9500e-003	0.0000	67.0262	67.0262	2.2400e-003	9.6700e-003	69.9634
Worker	0.0762	0.0635	0.8253	2.1800e-003	0.2436	1.5900e-003	0.2452	0.0647	1.4700e-003	0.0662	0.0000	201.6417	201.6417	5.7500e-003	5.4800e-003	203.4171
Total	0.0830	0.2440	0.8852	2.8700e-003	0.2657	3.2300e-003	0.2690	0.0711	3.0400e-003	0.0741	0.0000	268.6679	268.6679	7.9900e-003	0.0152	273.3805

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0402	0.4076	0.4507	7.2000e-004		0.0203	0.0203		0.0187	0.0187	0.0000	63.6324	63.6324	0.0206	0.0000	64.1469
Total	0.0402	0.4076	0.4507	7.2000e-004		0.0203	0.0203		0.0187	0.0187	0.0000	63.6324	63.6324	0.0206	0.0000	64.1469

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3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.8000e-003	0.0998	0.0374	4.6000e-004	0.0156	4.8000e-004	0.0161	4.5000e-003	4.6000e-004	4.9600e-003	0.0000	45.0283	45.0283	1.5100e-003	6.4800e-003	46.9970
Worker	0.0498	0.0395	0.5358	1.4900e-003	0.1719	1.0600e-003	0.1729	0.0457	9.7000e-004	0.0466	0.0000	138.5218	138.5218	3.6400e-003	3.5600e-003	139.6740
Total	0.0526	0.1393	0.5732	1.9500e-003	0.1875	1.5400e-003	0.1890	0.0502	1.4300e-003	0.0516	0.0000	183.5501	183.5501	5.1500e-003	0.0100	186.6710

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0402	0.4076	0.4507	7.2000e-004		0.0203	0.0203		0.0187	0.0187	0.0000	63.6323	63.6323	0.0206	0.0000	64.1468
Total	0.0402	0.4076	0.4507	7.2000e-004		0.0203	0.0203		0.0187	0.0187	0.0000	63.6323	63.6323	0.0206	0.0000	64.1468

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3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.8000e-003	0.0998	0.0374	4.6000e-004	0.0156	4.8000e-004	0.0161	4.5000e-003	4.6000e-004	4.9600e-003	0.0000	45.0283	45.0283	1.5100e-003	6.4800e-003	46.9970
Worker	0.0498	0.0395	0.5358	1.4900e-003	0.1719	1.0600e-003	0.1729	0.0457	9.7000e-004	0.0466	0.0000	138.5218	138.5218	3.6400e-003	3.5600e-003	139.6740
Total	0.0526	0.1393	0.5732	1.9500e-003	0.1875	1.5400e-003	0.1890	0.0502	1.4300e-003	0.0516	0.0000	183.5501	183.5501	5.1500e-003	0.0100	186.6710

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.5800e-003	0.0413	0.0527	8.0000e-005		1.9800e-003	1.9800e-003		1.8500e-003	1.8500e-003	0.0000	7.0494	7.0494	2.0500e-003	0.0000	7.1008
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	4.5800e-003	0.0413	0.0527	8.0000e-005		1.9800e-003	1.9800e-003		1.8500e-003	1.8500e-003	0.0000	7.0494	7.0494	2.0500e-003	0.0000	7.1008

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3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.3000e-004	3.4000e-004	4.6100e-003	1.0000e-005	1.4800e-003	1.0000e-005	1.4900e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.1923	1.1923	3.0000e-005	3.0000e-005	1.2022
Total	4.3000e-004	3.4000e-004	4.6100e-003	1.0000e-005	1.4800e-003	1.0000e-005	1.4900e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.1923	1.1923	3.0000e-005	3.0000e-005	1.2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.5800e-003	0.0413	0.0527	8.0000e-005		1.9800e-003	1.9800e-003		1.8500e-003	1.8500e-003	0.0000	7.0494	7.0494	2.0500e-003	0.0000	7.1008
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	4.5800e-003	0.0413	0.0527	8.0000e-005		1.9800e-003	1.9800e-003		1.8500e-003	1.8500e-003	0.0000	7.0494	7.0494	2.0500e-003	0.0000	7.1008

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3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.3000e-004	3.4000e-004	4.6100e-003	1.0000e-005	1.4800e-003	1.0000e-005	1.4900e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.1923	1.1923	3.0000e-005	3.0000e-005	1.2022
Total	4.3000e-004	3.4000e-004	4.6100e-003	1.0000e-005	1.4800e-003	1.0000e-005	1.4900e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.1923	1.1923	3.0000e-005	3.0000e-005	1.2022

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.6554					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.4000e-003	0.0163	0.0226	4.0000e-005		8.9000e-004	8.9000e-004		8.9000e-004	8.9000e-004	0.0000	3.1916	3.1916	1.9000e-004	0.0000	3.1963
Total	0.6578	0.0163	0.0226	4.0000e-005		8.9000e-004	8.9000e-004		8.9000e-004	8.9000e-004	0.0000	3.1916	3.1916	1.9000e-004	0.0000	3.1963

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3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9400e-003	1.5400e-003	0.0209	6.0000e-005	6.7100e-003	4.0000e-005	6.7500e-003	1.7800e-003	4.0000e-005	1.8200e-003	0.0000	5.4095	5.4095	1.4000e-004	1.4000e-004	5.4545
Total	1.9400e-003	1.5400e-003	0.0209	6.0000e-005	6.7100e-003	4.0000e-005	6.7500e-003	1.7800e-003	4.0000e-005	1.8200e-003	0.0000	5.4095	5.4095	1.4000e-004	1.4000e-004	5.4545

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.6554					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.4000e-003	0.0163	0.0226	4.0000e-005		8.9000e-004	8.9000e-004		8.9000e-004	8.9000e-004	0.0000	3.1916	3.1916	1.9000e-004	0.0000	3.1963
Total	0.6578	0.0163	0.0226	4.0000e-005		8.9000e-004	8.9000e-004		8.9000e-004	8.9000e-004	0.0000	3.1916	3.1916	1.9000e-004	0.0000	3.1963

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3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9400e-003	1.5400e-003	0.0209	6.0000e-005	6.7100e-003	4.0000e-005	6.7500e-003	1.7800e-003	4.0000e-005	1.8200e-003	0.0000	5.4095	5.4095	1.4000e-004	1.4000e-004	5.4545
Total	1.9400e-003	1.5400e-003	0.0209	6.0000e-005	6.7100e-003	4.0000e-005	6.7500e-003	1.7800e-003	4.0000e-005	1.8200e-003	0.0000	5.4095	5.4095	1.4000e-004	1.4000e-004	5.4545

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Improve Pedestrian Network

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.5703	0.5104	4.4700	7.8700e-003	0.7858	6.3200e-003	0.7921	0.2096	5.8600e-003	0.2155	0.0000	735.3457	735.3457	0.0681	0.0403	749.0520
Unmitigated	0.7309	0.7920	7.0573	0.0144	1.4759	0.0109	1.4868	0.3937	0.0101	0.4038	0.0000	1,347.408 1	1,347.408 1	0.0994	0.0620	1,368.373 3

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	0.00	1,499.43	1188.29	1,312,050	698,535
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	777.24	905.76	327,664	174,448
User Defined Commercial	1,316.00	0.00	0.00	2,289,050	1,218,690
Total	1,316.00	2,276.67	2,094.05	3,928,764	2,091,674

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
User Defined Commercial	6.69	0.00	0.00	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

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Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Enclosed Parking with Elevator	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
High Turnover (Sit Down Restaurant)	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
User Defined Commercial	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	510.8123	510.8123	0.0244	2.9500e-003	512.3012
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	510.8123	510.8123	0.0244	2.9500e-003	512.3012
NaturalGas Mitigated	0.0271	0.2358	0.1300	1.4800e-003		0.0187	0.0187		0.0187	0.0187	0.0000	268.0623	268.0623	5.1400e-003	4.9100e-003	269.6553
NaturalGas Unmitigated	0.0271	0.2358	0.1300	1.4800e-003		0.0187	0.0187		0.0187	0.0187	0.0000	268.0623	268.0623	5.1400e-003	4.9100e-003	269.6553

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5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	3.5607e+006	0.0192	0.1641	0.0698	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.0127	190.0127	3.6400e-003	3.4800e-003	191.1418
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	1.4626e+006	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003	0.0000	78.0497	78.0497	1.5000e-003	1.4300e-003	78.5135
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0271	0.2358	0.1300	1.4800e-003		0.0187	0.0187		0.0187	0.0187	0.0000	268.0623	268.0623	5.1400e-003	4.9100e-003	269.6553

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5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	3.5607e+006	0.0192	0.1641	0.0698	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.0127	190.0127	3.6400e-003	3.4800e-003	191.1418
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	1.4626e+006	7.8900e-003	0.0717	0.0602	4.3000e-004		5.4500e-003	5.4500e-003		5.4500e-003	5.4500e-003	0.0000	78.0497	78.0497	1.5000e-003	1.4300e-003	78.5135
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0271	0.2358	0.1300	1.4800e-003		0.0187	0.0187		0.0187	0.0187	0.0000	268.0623	268.0623	5.1400e-003	4.9100e-003	269.6553

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	1.27452e+006	400.0420	0.0191	2.3100e-003	401.2080
Enclosed Parking with Elevator	78145.6	24.5281	1.1700e-003	1.4000e-004	24.5996
High Turnover (Sit Down Restaurant)	274765	86.2422	4.1100e-003	5.0000e-004	86.4936
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		510.8123	0.0244	2.9500e-003	512.3012

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5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	1.27452e+006	400.0420	0.0191	2.3100e-003	401.2080
Enclosed Parking with Elevator	78145.6	24.5281	1.1700e-003	1.4000e-004	24.5996
High Turnover (Sit Down Restaurant)	274765	86.2422	4.1100e-003	5.0000e-004	86.4936
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		510.8123	0.0244	2.9500e-003	512.3012

6.0 Area Detail

6.1 Mitigation Measures Area

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.9203	0.1011	3.4411	5.7000e-004		0.0239	0.0239		0.0239	0.0239	0.0000	77.1138	77.1138	6.7400e-003	1.3100e-003	77.6731
Unmitigated	0.9203	0.1011	3.4411	5.7000e-004		0.0239	0.0239		0.0239	0.0239	0.0000	77.1138	77.1138	6.7400e-003	1.3100e-003	77.6731

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0655					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.7446					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	7.2300e-003	0.0618	0.0263	3.9000e-004		4.9900e-003	4.9900e-003		4.9900e-003	4.9900e-003	0.0000	71.5369	71.5369	1.3700e-003	1.3100e-003	71.9620
Landscaping	0.1029	0.0394	3.4148	1.8000e-004		0.0189	0.0189		0.0189	0.0189	0.0000	5.5770	5.5770	5.3600e-003	0.0000	5.7111
Total	0.9203	0.1011	3.4411	5.7000e-004		0.0239	0.0239		0.0239	0.0239	0.0000	77.1138	77.1138	6.7300e-003	1.3100e-003	77.6731

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0655					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.7446					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	7.2300e-003	0.0618	0.0263	3.9000e-004		4.9900e-003	4.9900e-003		4.9900e-003	4.9900e-003	0.0000	71.5369	71.5369	1.3700e-003	1.3100e-003	71.9620
Landscaping	0.1029	0.0394	3.4148	1.8000e-004		0.0189	0.0189		0.0189	0.0189	0.0000	5.5770	5.5770	5.3600e-003	0.0000	5.7111
Total	0.9203	0.1011	3.4411	5.7000e-004		0.0239	0.0239		0.0239	0.0239	0.0000	77.1138	77.1138	6.7300e-003	1.3100e-003	77.6731

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	130.6170	0.6184	0.0152	150.6003
Unmitigated	151.3112	0.7724	0.0189	176.2555

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments High Rise	21.566 / 13.5959	142.3933	0.7092	0.0174	165.3013
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	1.92744 / 0.123028	8.9179	0.0632	1.5300e-003	10.9542
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		151.3112	0.7724	0.0189	176.2555

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments High Rise	17.2528 / 13.5959	123.3969	0.5678	0.0140	141.7509
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	1.54195 / 0.123028	7.2202	0.0506	1.2300e-003	8.8494
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		130.6170	0.6184	0.0152	150.6003

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	11.5614	0.6833	0.0000	28.6428
Unmitigated	46.2454	2.7330	0.0000	114.5710

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments High Rise	152.26	30.9074	1.8266	0.0000	76.5718
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	75.56	15.3380	0.9065	0.0000	37.9992
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		46.2454	2.7330	0.0000	114.5710

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments High Rise	38.065	7.7269	0.4566	0.0000	19.1430
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	18.89	3.8345	0.2266	0.0000	9.4998
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		11.5614	0.6833	0.0000	28.6428

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number
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11.0 Vegetation

Calendar Year: 2022

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

Region	Calendar Year	Vehicle CaModel Year	Speed	Fuel	Population Trips	Fuel Consumption	Fuel Consumption	Total Fuel Consumption	VMT	Total VMT	Miles Per Gallon	Vehicle Class		
South Coast AQMD	2022	HHDT	Aggregate	Aggregate	Gasoline	77.82251	1557.073	1.914672095	1914.672095	1984478.157	7970.981	13381402.09	6.74	HHD
South Coast AQMD	2022	HHDT	Aggregate	Aggregate	Diesel	108362	1118617	1982.563485	1982563.485		13373431			
South Coast AQMD	2022	LDA	Aggregate	Aggregate	Gasoline	6542832	30915701	8178.144259	8178144.259	8226568.36	2.52E+08	254602375.4	30.95	LDA
South Coast AQMD	2022	LDA	Aggregate	Aggregate	Diesel	58937.5	279973.4	48.42410045	48424.10045		2358230			
South Coast AQMD	2022	LDA	Aggregate	Aggregate	Electricity	127532.6	637025.4	0	0		5177709			
South Coast AQMD	2022	LDT1	Aggregate	Aggregate	Gasoline	736905.6	3399512	1031.447408	1031447.408	1031847.287	27300896	27309932.68	26.47	LDT1
South Coast AQMD	2022	LDT1	Aggregate	Aggregate	Diesel	387.1571	1348.408	0.39987912	399.8791198		9037.122			
South Coast AQMD	2022	LDT1	Aggregate	Aggregate	Electricity	5339.042	26794.47	0	0		221507.4			
South Coast AQMD	2022	LDT2	Aggregate	Aggregate	Gasoline	2246303	10535910	3436.155557	3436155.557	3453207.618	84740129	85348125.78	24.72	LDT2
South Coast AQMD	2022	LDT2	Aggregate	Aggregate	Diesel	14234.59	70193.22	17.05206088	17052.06088		607996.5			
South Coast AQMD	2022	LDT2	Aggregate	Aggregate	Electricity	22589.96	114302.6	0	0		734756.1			
South Coast AQMD	2022	LHDT1	Aggregate	Aggregate	Gasoline	175903.1	2620694	598.0685493	598068.5493	821513.5103	6298251	11115258.37	13.53	LHDT1
South Coast AQMD	2022	LHDT1	Aggregate	Aggregate	Diesel	119380.7	1501659	223.444961	223444.961		4817007			
South Coast AQMD	2022	LHDT2	Aggregate	Aggregate	Gasoline	30009.92	447103.1	113.5150695	113515.0695	209067.0531	1040649	2902289.397	13.88	LHDT2
South Coast AQMD	2022	LHDT2	Aggregate	Aggregate	Diesel	47335.63	595422.7	95.55198358	95551.98358		1861640			
South Coast AQMD	2022	MCY	Aggregate	Aggregate	Gasoline	295960.1	591920.2	56.92214589	56922.14589	56922.14589	2072370	2072370.126	36.41	MCY
South Coast AQMD	2022	MDV	Aggregate	Aggregate	Gasoline	1579640	7302407	2793.799561	2793799.561	2842944.316	55888916	57233722.8	20.13	MDV
South Coast AQMD	2022	MDV	Aggregate	Aggregate	Diesel	33348.92	163526.3	49.14475473	49144.75473		1344806			
South Coast AQMD	2022	MDV	Aggregate	Aggregate	Electricity	11658.48	59625.3	0	0		391944.3			
South Coast AQMD	2022	MH	Aggregate	Aggregate	Gasoline	35097.75	3511.179	64.70410395	64704.10395	76270.38211	333282.4	455641.5746	5.97	MH
South Coast AQMD	2022	MH	Aggregate	Aggregate	Diesel	12758.81	1275.881	11.56627815	11566.27815		122359.2			
South Coast AQMD	2022	MHDT	Aggregate	Aggregate	Gasoline	25445.41	509111.8	269.2842176	269284.2176	1009568.488	1367743	9307083.084	9.22	MHDT
South Coast AQMD	2022	MHDT	Aggregate	Aggregate	Diesel	123310	1231988	740.28427	740284.27		7939340			
South Coast AQMD	2022	OBUS	Aggregate	Aggregate	Gasoline	5959.443	119236.5	49.67589796	49675.89796	88138.04214	250653.5	576603.5972	6.54	OBUS
South Coast AQMD	2022	OBUS	Aggregate	Aggregate	Diesel	4274.499	41607.39	38.46214418	38462.14418		325950.1			
South Coast AQMD	2022	SBUS	Aggregate	Aggregate	Gasoline	2630.829	10523.32	11.7605267	11760.5267	39328.1885	107369.8	316915.9173	8.06	SBUS
South Coast AQMD	2022	SBUS	Aggregate	Aggregate	Diesel	6631.313	76524.43	27.5676618	27567.6618		209546.1			
South Coast AQMD	2022	UBUS	Aggregate	Aggregate	Gasoline	952.146	3808.584	18.40085629	18400.85629	18647.65249	89256	90734.08386	4.87	UBUS
South Coast AQMD	2022	UBUS	Aggregate	Aggregate	Diesel	14.14142	56.56567	0.246796198	246.7961984		1478.086			
South Coast AQMD	2022	UBUS	Aggregate	Aggregate	Electricity	17.11694	68.46776	0	0		1343.185			

Source: EMFAC2017 (v1.0.3) Emissions Inventory

Region Type: Air District

Region: South Coast AQMD

Calendar Year: 2023

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

Region	Calendar Yr	Vehicle Cat	Model Year	Speed	Fuel	Population	VMT	Trips	Fuel Consumption	Fuel Consumption	Total Fuel Consumption	VMT	Total VMT	Miles Per Gallon	Vehicle Class
South Coas	2023	HHDT	Aggregate	Aggregate	Gasoline	75.10442936	8265.097	1502.689	1.936286145	1936.286145		1913466.474	8265.097	13656273.03	7.14 HHD
South Coas	2023	HHDT	Aggregate	Aggregate	Diesel	109818.6753	13648008	1133618	1911.530188	1911530.188		13648008			
South Coas	2023	LDA	Aggregate	Aggregate	Gasoline	6635002.295	2.53E+08	31352477	7971.24403	7971244.03		8020635.698	2.53E+08	255180358.3	31.82 LDA
South Coas	2023	LDA	Aggregate	Aggregate	Diesel	62492.97958	2469816	297086.6	49.3916685	49391.6685		2469816			
South Coas	2023	LDA	Aggregate	Aggregate	Electricity	150700.3971	6237106	751566	0	0		6237106			
South Coas	2023	LDT1	Aggregate	Aggregate	Gasoline	758467.6481	27812996	3504563	1023.913006	1023913.006		1024279.466	27812996	27821405.09	27.16 LDT1
South Coas	2023	LDT1	Aggregate	Aggregate	Diesel	360.7799144	8408.618	1256.88	0.366459477	366.4594769		8408.618			
South Coas	2023	LDT1	Aggregate	Aggregate	Electricity	7122.93373	303507.5	35798.19	0	0		303507.5			
South Coas	2023	LDT2	Aggregate	Aggregate	Gasoline	2285150.139	85272416	10723315	3338.798312	3338798.312		3356536.438	85272416	85922778.34	25.60 LDT2
South Coas	2023	LDT2	Aggregate	Aggregate	Diesel	15594.68309	650362.8	76635.83	17.73812611	17738.12611		650362.8			
South Coas	2023	LDT2	Aggregate	Aggregate	Electricity	28809.63735	917592.8	145405.4	0	0		917592.8			
South Coas	2023	LHDT1	Aggregate	Aggregate	Gasoline	174910.3847	6216643	2605904	583.3851736	583385.1736		811563.1022	6216643	11211395.79	13.81 LHDT1
South Coas	2023	LHDT1	Aggregate	Aggregate	Diesel	125545.0822	4994753	1579199	228.1779285	228177.9285		4994753			
South Coas	2023	LHDT2	Aggregate	Aggregate	Gasoline	30102.75324	1034569	448486.2	111.5753864	111575.3864		209423.5025	1034569	2969599.008	14.18 LHDT2
South Coas	2023	LHDT2	Aggregate	Aggregate	Diesel	50003.13116	1935030	628976.5	97.84811618	97848.11618		1935030			
South Coas	2023	MCY	Aggregate	Aggregate	Gasoline	305044.5141	2104624	610089	57.849018	57849.018		57849.018	2104624	2104623.657	36.38 MCY
South Coas	2023	MDV	Aggregate	Aggregate	Gasoline	1589862.703	55684188	7354860	2693.883526	2693883.526		2744536.341	55684188	57109879.73	20.81 MDV
South Coas	2023	MDV	Aggregate	Aggregate	Diesel	36128.1019	1425691	176566.9	50.65281491	50652.81491		1425691			
South Coas	2023	MDV	Aggregate	Aggregate	Electricity	16376.67653	537591.7	83475.95	0	0		537591.7			
South Coas	2023	MH	Aggregate	Aggregate	Gasoline	34679.50542	330042.9	3469.338	63.26295123	63262.95123		74893.26955	330042.9	454344.9436	6.07 MH
South Coas	2023	MH	Aggregate	Aggregate	Diesel	13122.69387	124302	1312.269	11.63031832	11630.31832		124302			
South Coas	2023	MHDT	Aggregate	Aggregate	Gasoline	25624.3151	1363694	512691.3	265.2060557	265206.0557		989975.6425	1363694	9484317.768	9.58 MHDT
South Coas	2023	MHDT	Aggregate	Aggregate	Diesel	122124.488	8120623	1221858	724.7695868	724769.5868		8120623			
South Coas	2023	OBUS	Aggregate	Aggregate	Gasoline	5955.291639	245774	119153.5	48.07750689	48077.50689		86265.88761	245774	579743.8353	6.72 OBUS
South Coas	2023	OBUS	Aggregate	Aggregate	Diesel	4286.940093	333969.8	41558.29	38.18838072	38188.38072		333969.8			
South Coas	2023	SBUS	Aggregate	Aggregate	Gasoline	2783.643068	112189.6	11134.57	12.19474692	12194.74692		39638.85935	112189.6	323043.5203	8.15 SBUS
South Coas	2023	SBUS	Aggregate	Aggregate	Diesel	6671.825716	210853.9	76991.94	27.44411242	27444.11242		210853.9			
South Coas	2023	UBUS	Aggregate	Aggregate	Gasoline	957.7686184	89782.63	3831.074	17.62416327	17624.16327		17863.66378	89782.63	91199.2533	5.11 UBUS
South Coas	2023	UBUS	Aggregate	Aggregate	Diesel	13.00046095	1416.622	52.00184	0.239500509	239.5005093		1416.622			
South Coas	2023	UBUS	Aggregate	Aggregate	Electricity	16.11693886	1320.163	64.46776	0	0		1320.163			

Phase I Environmental Assessment Report

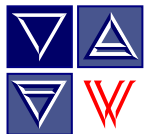
**Subject Property Located at
129 W. 3rd Street
Los Angeles, California 90013**

February 19, 2020

Project: 20-106

Prepared for: Christy M. Morcomb
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Phase I Environmental Assessment Report

**Subject Property Located at
129 W. 3rd Street
Los Angeles, California 90013**

February 19, 2020

Project: 20-106

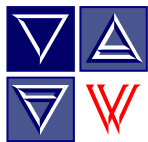
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Section 1.0

Introduction

1.1 Purpose

Waterstone Environmental, Inc. (“Waterstone”) has been retained by Shoreline Law to prepare a Phase I Environmental Assessment (“Phase I EA”) for the property located at 129 W. 3rd Street in Los Angeles, California (see Figure 1). The Subject Property is currently occupied by a Joe’s parking lot.

The sole purpose of this environmental assessment is to identify Recognized Environmental Conditions (“REC”) for the Subject Property. This assessment was conducted utilizing generally accepted Phase I industry standards in accordance with the American Society of Testing and Materials (“ASTM”) Standard E 1527-13 – Phase I Environmental Site Assessment Process and All Appropriate Inquiry (“AAI”).

For the purpose of this report, and as defined by the ASTM, a REC means *“the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not RECs.”*

An Historical Recognized Environmental Condition (HREC) is 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 (e.g., property use restrictions, AULs, institutional controls, or engineering controls).”*

A Controlled Recognized Environmental Condition (CREC) is defined as *“a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).”*

To the extent that work performed as part of an ASTM and AAI compliant Phase I revealed conditions that may indicate an indoor air issue, Waterstone also identified vapor encroachment issues. The ASTM E2600 Standard, while not required for a Phase I, provides guidance on what constitutes a vapor encroachment issue. A Vapor Encroachment Condition (VEC) *“...is the presence or likely presence of contaminant of concern vapors in the sub-surface of the target property (TP) caused by the release of vapors from contaminated soil or groundwater either on or near the TP.”*

The work was conducted pursuant to authorization to proceed with the project by Ms. Christy Morcomb of Shoreline Law.

1.2 Scope of Work

The following scope of work was performed to accomplish the Phase I objectives:

- **Visual Inspection** - A visual evaluation of the Subject Property was conducted in readily accessible areas to identify RECs. Visual observations of adjoining properties were made from the vantage point of the Subject Property, as well as from public rights-of-way to determine the potential impact of these sites on the Subject Property.
- **Subject Property Interview** - Interviews were requested of individuals knowledgeable and familiar with the Subject Property.
- **Records Review** - Available environmental reports, agency records, building department permits, Sanborn Maps, and historical aerial photographs of the Subject Property and surrounding areas were reviewed.
- **Agency Document Review** - Appropriate regulatory agencies were contacted for information regarding hazardous materials use, storage, and/or releases at the Subject Property.
- **Published Database Review** - Published governmental agency databases were reviewed to identify properties within ASTM-specified radii of the Subject Property with a reported environmental concern or incident. Waterstone subcontracts the government agency database search to Environmental Data Resources, Inc. (“EDR”).
- **Additional Regulatory Review** - Appropriate regulatory agencies were contacted and available records for properties that may negatively impact the Subject Property were reviewed.
- **Report Preparation** - A summary report was prepared of the environmental assessment findings and conclusions.
- **Environmental Professional** – All Subject Property inquiry was conducted by an Environmental Professional as defined in Section 312.10 of 40 CFR 312 or under the supervision of an Environmental Professional.
- **Required Purchaser Activities** – It is the responsibility of the purchaser to assess the purchase price compared to fair market value, conduct a search for environmental cleanup liens, inquire about commonly known or ascertainable information that may affect the environmental conditions of the Subject Property, and provide any specialized knowledge or experience as the landowner or grantee.

1.3 Limitations and Exceptions

If topics are not explicitly discussed within this document, the reader should not assume those topics have been investigated. For example, physical testing, other than that specifically detailed in this document, was not performed. The work performed in conjunction with this study and data developed are intended as a description of available information on the dates and at the locations described. This report does not warrant against future operations or conditions, nor does it warrant against:

- Operations which are not in evidence from visual observations or search of published

agency records, or facts that were concealed, withheld, or not fully disclosed at the time the inspection was conducted.

- Conditions that could only be determined by physical sampling or intrusive testing.
- Conditions on locations other than the User-provided Subject Property address and/or legal parcel description.

The Phase I EA report is not intended to address, assess, or otherwise determine whether soil or groundwater contamination, waste emplacement, existing or threatened mold/fungus growth, asbestos-containing building materials, and/or lead-based paint exists at the Subject Property. Such determination would require comprehensive subsurface exploration and/or other sampling activities, which were beyond the scope of service for this assessment. Additionally, this report does not serve as a comprehensive wetlands, mining, pipeline, oil well, injection well or gas well survey.

This report summarizes environmental investigations conducted for the Subject Property. Although conditions at neighboring properties may impact the Subject Property and, to the extent they were identified, were included in the Subject Property evaluation, this report does not serve as an assessment of sites other than the Subject Property.

1.4 Reliance

The Phase I EA was performed at the request of Shoreline Law. The work was performed in accordance with the terms and conditions of the existing contract for the environmental evaluation of the Subject Property for the exclusive use of Shoreline Law. Shoreline Law intends to rely upon this report as an assessment of the existing environmental conditions of the Subject Property for the purpose of deciding whether, and under what conditions, to proceed with a possible sale of the property. An authorized party (or parties) may use and rely on this report provided that the parties agree to be bound by the same contractual terms and conditions imposed by aforementioned contract of engagement. Waterstone recommends that any authorized party or other third party intending to rely upon the report independently determine whether the scope of services meets their expectations for an acquisition or other type of transaction.

Waterstone's professional services were performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental professionals practicing in the Phase I EA due-diligence consulting field in this or similar localities at this time. No other warranty, expressed or implied, is made as to the professional opinions described in this report. Waterstone is not responsible or liable for any claims that are associated with the interpretation of the available information. Additionally, Waterstone is not responsible for any claims from third parties not associated with the User, unless this report is assigned in its entirety to a party acceptable to Waterstone.

Note: Waterstone exercised the usual and customary professional care in its efforts to assess property environmental law/code/regulation compliance. However, it is beyond the scope of a Phase I EA to provide definitive and thorough opinions regarding environmental compliance. Due to the existence of literally thousands of laws, codes, and regulations pertaining to the environment, Waterstone does not represent that any observations in this Phase I EA are a

complete and definitive opinion regarding regulatory compliance.

Waterstone has based its assessment on prior Subject Property histories, interviews, a review of available records, and observations of activities during a physical site inspection. Some or all of this information has been reported to Waterstone from several sources. Waterstone has relied on this reported information and data without further verification or validation of its accuracy.

1.5 Environmental Professional Statement

We declare that, to the best of our professional knowledge and belief, the persons who have signed this report and performed the tasks described herein meet the definition of Environmental Professional as defined in Section 312.10 of Title 40 Code of Federal Regulations (CFR) Part 312. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. (See Appendix A for Environmental Professional Resumes.)

1.6 Proprietary Notice

This document is privileged and confidential information and should not be duplicated or copied without the express permission of Waterstone. Any unauthorized reuse of Waterstone reports or data will be at the unauthorized user's sole risk and liability.

Section 2.0

User Provided Information

Waterstone has performed this Phase I EA for Shoreline Law. As defined under ASTM Standard Practice E 1527-13, Shoreline Law is considered the “User” of the report. In order to satisfy the requirements of AAI and to qualify for one of the Landowner Liability Protections (“LLPs”) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “Brownfields Amendments”), the User must provide certain information regarding the history of the property, its use, and its fair market value.

As part of this Phase I EA, Waterstone requested certain information from the User (see Appendix B – User Questionnaire). The information requested and associated responses are discussed in the remainder of this section.

2.1 Reason for Performing the Phase I EA

Waterstone understands that this assessment was performed for the User to evaluate potential sale of the property. This Phase I EA was conducted in accordance with both AAI and ASTM Standard E 1527-13 as an appropriate risk management and due diligence standard prior to potential development or sale of the Subject Property.

2.2 Liens and Property Use Limitations

Waterstone was not provided with title records by the User; however, an environmental lien search was completed for the parcels associated with the Subject Property (see Appendix C). Based on the lien records, there appear to be no property use limitations.

Regarding Activity Use Limitations (AUL) that are in place on the Subject Property or that have been filed or recorded in a registry (40 CFR 312.26); Waterstone was not informed of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the Subject Property and/or have been filed or recorded in a registry under federal, tribal, state or local law.

2.3 Specialized Knowledge, Commonly Known & Degree of Obviousness

With reference to specialized knowledge or experience of the person seeking to qualify for LLPs (40 CFR 312.28), Waterstone interviewed the User who stated he had no specialized knowledge or experience related to the Subject Property or nearby properties other than the information Waterstone has provided in this Phase I EA report, which Waterstone previously discussed with the User.

With reference to commonly known or reasonably ascertainable information about the Subject Property (40 CFR 312.30), the User was not aware of (other than the information Waterstone has provided in this Phase I EA report, which Waterstone previously discussed with the User) commonly known or reasonably ascertainable information about the Subject Property that would help the environmental professional to identify conditions indicative of releases or threatened

releases, such as the historical past uses of the Subject Property, including:

1. Specific chemicals that are present or once were present at the Subject Property;
2. Spills or other chemical releases that have taken place at the Subject Property; and
3. Environmental cleanups that have taken place at the Subject Property.

With reference to the degree of obviousness of the presence or likely presence of contamination at the Subject Property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31), the User, based on knowledge and experience related to the Subject Property, was not aware of any obvious indicators that point to the presence or likely presence of contamination at the Subject Property other than the information Waterstone has provided in this Phase I EA report, which Waterstone previously discussed with the User.

Waterstone requested from the User any other specialized knowledge regarding the environmental conditions associated with the Subject Property. The User did not have any specialized knowledge of RECs or other conditions of environmental concern at the Subject Property other than the information Waterstone has provided in this Phase I EA report, which Waterstone previously discussed with the User.

2.4 Value Reduction for Environmental Issues

Waterstone interviewed the User regarding whether a prospective purchase price would be the same as the fair market value of the Subject Property with no contamination (40 CFR 312.29). The User indicated that, to his knowledge, a prospective purchase price for the Subject Property reasonably reflects its fair market value and would not be reduced due to contamination known or believed to be present based on the conclusions in this Phase I EA.

Section 3.0

General Subject Property Characteristics

3.1 Subject Property General Description

The Subject Property is an approximately 0.35-acre property located at 129 West 3rd Street, Los Angeles, California (see Figure 1). The Subject Property is currently occupied by a short-term paid parking lot operated by Joe's Auto Parks. Historic Subject Property addresses include 121-129 W. 3rd Street and 250-258 S. Spring Street.

General Subject Property characteristics include:

Subject Property Characteristics Summary Table

Property Characteristics	Observations
Total Subject Property Size	Approximately 0.35 acres
Total Number of Buildings	None
Street Address	129 W. 3 rd Street
County	Los Angeles County
Assessor Parcel Numbers (APNs)	5149-007-007
Distance to Major Landmark	The Subject Property is approximately 0.5 miles southwest of State Route 101 and 0.66 miles southeast of State Route 110.
Current Use	Short-term paid parking lot
Current Owner	Lorin B. Flyer, Steven I. Cohen, Alan D. Cohen, Arthur J. Quinn, Deanna Quinn

3.2 Adjacent Properties

The Subject Property is located within a commercial area of downtown Los Angeles, California. At the time of the site inspection, the properties adjacent to the Subject Property were observed as follows (see Figure 2):

- Northeast:** Additional parking lot run by same operator is immediately northeast of the Subject Property. A multi-story parking garage with a helipad on the top floor is farther northeast.
- Southeast:** An alleyway is immediately southeast of the Subject Property. Restaurants, stores, and South Main Street are farther southeast.
- Southwest:** West 3rd Street is immediately southwest of the Subject Property. A multi-story office building is farther southwest.
- Northwest:** South Spring Street is immediately northwest of the Subject Property. Multi-story office buildings and lofts are farther northwest.

Section 4.0

Environmental Setting

The following summarizes the general environmental setting of the Subject Property.

4.1 Regional Setting

The Subject Property is situated near latitude 34.0502 (north) and longitude 118.2465 (west) at an approximate elevation of 281 feet above mean sea level. The topography of the Subject Property and vicinity is relatively flat and slopes slightly to the south, as shown in the Los Angeles, California USGS Topographic Map. A topographic map is provided in the Physical Source Settings Summary section of the EDR Radius Map report. The Subject Property is not located within a 100- or 500-year flood zone.

4.2 General Geologic Conditions

The Subject Property is located in Los Angeles County, within the northern portion of the Peninsular Ranges geomorphic physiographic province of California. According to the California Department of Conservation, this area is described as follows:

The Peninsular Ranges are a series of ranges separated by northwest trending valleys sub-parallel to faults branching from the San Andreas Fault. The trend of topography is similar to the Coast Ranges, but the geology is more like the Sierra Nevada, with granitic rock intruding the older metamorphic rocks. The Peninsular Ranges extend into lower California and are bound on the east by the Colorado Desert. The Los Angeles Basin and the island groups (Santa Catalina, Santa Barbara, and the distinctly terraced San Clemente and San Nicolas islands), together with the surrounding continental shelf (cut by deep submarine fault troughs), are included in this province.

No fault zones are identified on the Subject Property or within one-mile of the Subject Property in the EDR Report Physical Settings Source Summary.

4.3 Groundwater Conditions

The Subject Property is located in Los Angeles County, within the Central Sub-basin (4-11.04) of the Coastal Plain of Los Angeles Groundwater Basin. According to the California Department of Water Resources, this area is classified as:

The Central Sub-basin occupies a large portion of the southeastern part of the Coastal Plain of Los Angeles Groundwater Basin. This sub-basin is commonly referred to as the “Central Basin” and is bounded on the north by a surface divide called the La Brea High, and on the northeast and east by emergent, less permeable Tertiary rocks of the Elysian, Repetto, Merced, and Puente Hills. The southeast boundary between the Central Basin

and the Orange County Groundwater Basin roughly follows Coyote Creek, which is a regional drainage province boundary. The southwest boundary is formed by the Newport Inglewood fault system and the associated folded rocks of the Newport Inglewood uplift. The Los Angeles and San Gabriel Rivers drain inland basins and pass across the surface of the Central Basin on their way to the Pacific Ocean.

Except for semi-perched aquifers, the aquifers in the Central Basin Pressure Area are confined and generally separated by fine grained aquicludes. These aquicludes are of varying lateral extent and composition and are absent in some areas where aquifers merge. Eight aquifers have been identified in this area including: the semi-perched and Gaspur Aquifers (Recent alluvium); Exposition / Artesia and Gage Aquifers (Lakewood formation); and Hollydale, Lynwood, Silverado, and Sunnyside Aquifers (San Pedro formation).

Based on information from groundwater investigation activities in the vicinity of the Subject Property, the depth to groundwater is approximately 130 feet below ground surface (ft bgs). Flow direction is towards the south-southwest based on topography and a nearby groundwater investigation site.

Section 5.0

Government Database Review

5.1 Government Databases Searched

An investigation of the government environmental databases related to the Subject Property and the nearby area was conducted to identify potential RECs that can be identified from information in government database systems or files. Properties that have or may have the potential for existing or future Subject Property contamination, environmental liabilities, or the potential for contamination migration to surrounding areas are listed in this report. The information pertaining to the sites on the regulatory databases was obtained from the EDR Radius Map Report with GeoCheck (See Appendix D) provided by EDR. The databases searched are detailed in the EDR Radius Map Report on pages GR-1 through GR-52. The results of the Subject Property and Surrounding Property listings are summarized in Sections 5.2 and 5.3, respectively.

5.2 Subject Property Summary

The Subject Property was not listed in the EDR Report. Additional information regarding the Subject Property is provided in Section 6.5 below.

5.3 Surrounding Properties Summary

Fourteen (14) federal, one hundred twenty-seven (127) state, one hundred fifteen (115) local and other, eighteen (18) historical, and three (3) orphan listings are provided in the EDR Radius Report's summary of government databases for the radius search listings. A summary table of EDR Radius Report listings is included as Table 1. The properties located within one-eighth mile of the Subject Property are described in the table below:

Property Name	Property Address	EDR Direction -Distance	EDR ID	Databases	Comments
Less Than 1/8 Mile - presumed up-gradient					
Not provided	220 S Spring St	NNE - 189 ft	B7	UST	Historical tank, no additional information
Metropolitan News Co	210 S Spring St	NNE - 375 ft	E19	HAZMAT	Listed as active
Los Angeles Times	200 S Spring St	NNE - 482 ft	E26	UST	Listed as inactive
			E27	UST	Historical tank, no additional information
The Los Angeles Times	214 W 2nd St	NNE - 536 ft	E34	UST	Tank permitted through City of Los Angeles
			E35	SWEEPS UST	No tank information listed
Strauss Louis	125 W 2d	NE - 538 ft	E36	EDR Hist Cleaner	Clothes pressers and cleaners listed in 1937
Okomoto W H	119 W 2d		E37	EDR Hist Cleaner	Clothes pressers and cleaners listed in 1937
General Petroleum Corp Of Cal Office	108 W 2D	NE - 547 ft	H38	EDR Hist Auto	Gasoline and oil service station listed 1937-1942 (appears to be offices only)

Property Name	Property Address	EDR Direction -Distance	EDR ID	Databases	Comments
Economy Gus	234 W 2d	NNE - 561 ft	E39	EDR Hist Cleaner	Clothes pressers and cleaners listed 1937
2nd And Broadway Station Site	240 W 2nd St	N - 568 ft	E40	HAZMAT	Listed as active
Not Provided	145 S Spring St	NNE - 641 ft	I45	UST	Historical tank, no additional information
Less Than 1/8 Mile - presumed down-gradient or cross-gradient					
Kahn Ales	118 W 3d	SSE - 42 ft	A1	EDR Hist Cleaner	Clothes pressers cleaners and repairers listed 1929-1937
Not Provided	257 S Spring St	NW - 101 ft	B2	UST	Historical tank, no additional information
Not Provided	263 S Main St	SE - 102 ft	A3	UST	Historical tank, no additional information
Neuman Maurice	224 W 3d	WNW - 137 ft	B4	EDR Hist Cleaner	Clothes pressers cleaners and repairers listed 1929-1937
	226 W 3D	WNW - 143 ft	B5		Clothes pressers and cleaners listed 1933
311 South Spring Street Co	311 S Spring St	W - 161 ft	B6	HAZMAT	Listed as active
Ronald Reagan State Office Bld	300 S Spring St	SW - 249 ft	A8	UST	Historical tank, no additional information
			A9	CA FID UST	No tank information listed
				SWEEPS UST	Inactive status
A10	RCRA NonGen / NLR	No RCRA violations noted			
Not Provided	331 S SPRING ST	WSW - 256 ft	C11	UST	Historical tank, no additional information
Not Provided	333 S SPRING ST	WSW - 268 ft	C12	UST	Historical tank, no additional information
Cleaners Depot			C13	EDR Hist Cleaner	Drycleaning plant listed in 2014 (appears to be an office and not an active drycleaning location)
Lapd Main Street Facility	260 S Main St	SE - 356 ft	D14	RCRA NonGen / NLR	No RCRA violations noted
			D15	UST	Tank permitted through Los Angeles City Fire Department
			D16	HAZMAT	Listed as active
			D17	CERS TANKS	Underground storage tank
CERS HAZ WASTE	Hazardous waste generator				
Greenberg Paul	108 E 3d	SSE - 364 ft	D18	EDR Hist Cleaner	Clothes pressers and cleaners listed 1933
High Performance Magazine	240 S Broadway 5th Fl	NW - 378 ft	B20	RCRA-SQG	No RCRA violations noted
Bradbury Building	304 Broadway S.	WNW - 427 ft	F21	LUST	Case closed in 2008 for gasoline impacts to soil
			F22	UST	Bradbury building listed as inactive
Not Provided	201 S SPRING ST	NNE - 454 ft	E23	UST	Historical tank, no additional information

Property Name	Property Address	EDR Direction -Distance	EDR ID	Databases	Comments
Ball Jacob	336 S Spring St	SW - 462 ft	C24	EDR Hist Cleaner	Clothes cleaners pressers and dyers listed in 1924
Verizon Business Services	317 S Broadway St	WNW - 478 ft	F25	HAZMAT	Listed as inactive
Hall Of Records/ La Co. F.M.D.	320 S Broadway	W - 484 ft	F28	UST	Tank permitted through City of Los Angeles
Solomon Abr	322 S Broadway	W - 493 ft	F29	EDR Hist Cleaner	Clothes pressers and cleaners listed 1933
Godin Benj	127 E 3d	SE - 511 ft	D30	EDR Hist Cleaner	Clothes pressers and cleaners listed 1937
Banco Popular De Puerto Rico	354 S Spring St	SW - 524 ft	G31	UST	Historical tank, no additional information
			G32	CA FID UST	Active status
				SWEEPS UST	No tank information listed
Wong Lee	131 E 3d	SE - 526 ft	D33	EDR Hist Cleaner	Chinese laundries listed 1929-1942
Grand Central Sq. Ltd.	306 W. 3rd Street	WNW - 593 ft	F41	HAZMAT	Listed as active
Marlenes Jewelry				CERS TANKS	Aboveground petroleum storage
Moffett John	324 W 3d	WNW - 598 ft	F43	EDR Hist Cleaner	Clothes pressers and cleaners listed 1933
Sano Ben	113 E 2d	ENE - 601 ft	H44	EDR Hist Cleaner	Hand laundries listed in 1942
Budokan Inc	249 S. Los Angeles	ESE - 646 ft	J46	RCRA NonGen /NLR	No RCRA violations noted

Due to poor or inadequate address information, two (2) sites were not detailed in the EDR Radius Map site listings. Based on the address information provided, one (1) of the orphan listings is within the ASTM-defined radius for the Subject Property and has been added to Table 1.

Based on the research performed by Waterstone, no records were identified that indicated REC conditions for nearby properties based on case status, distance, and/or groundwater flow direction. Section 6.0 provides further discussion regarding the Subject Property and surrounding site use.

Section 6.0

Historical Document Review

To determine whether RECs exist for the Subject Property based on historical activities and/or operations at the Subject Property and/or a neighboring property, Waterstone conducted a review of historical documents, available local agency or departmental records, and available previous investigation reports. The following sections summarize the findings of these document reviews.

6.1 Proprietary Document Review

Waterstone subcontracted some of the historical document search to EDR. The information searched and documents available are summarized as the following:

- A search of the EDR Historic Map Collection was conducted for the Subject Property. The EDR Historic Map Collection includes Sanborn Fire Insurance Maps which is the largest and most extensive private collection of prior-use maps in the United States, with coverage ranging from 1867 through 1994. Sanborn Fire Insurance Maps from 1888, 1894, 1906, 1920, 1950, 1953, 1954, 1959, 1960, 1967, and 1970 were available for review. The Historical Maps Report is provided as Appendix E.
- Historical aerial photographs of the Subject Property and surrounding area were obtained from EDR. Photographs from 1923, 1928, 1938, 1948, 1952, 1964, 1972, 1977, 1983, 1989, 1994, 2002, 2005, 2009, 2010, and 2012 were provided to and reviewed by Waterstone (see Appendix F). A review of the aerial photographs is provided in the table below.
- Historical topographic maps of the Subject Property and surrounding area were obtained from EDR. Maps from 1894, 1896, 1900, 1928, 1953, 1966, 1972, 1981, 1991/1994, and 2012 were provided to and reviewed by Waterstone (see Appendix G). A review of the topographic maps is provided in the table below.
- City Directories have been published for many cities and towns across the United States since the 18th century. For each address within an area, City Directories list the name of each resident or, if a business operates from that address, the name and type of business. While the geographic coverage of City Directories is comprehensive for most major cities, many rural areas and small towns may not be included, and many towns and cities have discontinued the practice of issuing City Directories. City Directory coverage was available for the area. (See Appendix H).

Relevant historical observations for each of the reference materials cited above are summarized in the Historical Sources Summary Table below. Observations are presented by date for both the Subject Property and surrounding properties.

Historical Sources Summary Table

Date	Observations	Source
1894/ 1896/ 1900	<p>Subject Property: The Subject Property is located at the northwest corner of the intersection of W. 3rd Street and S. Spring Street in Los Angeles.</p> <p>Surrounding Properties: The Subject Property is located an area of Los Angeles that is densely developed with grid streets. Railroad tracks and the Los Angeles River are east of the Subject Property.</p>	Topographic Map
1888	<p>Subject Property: In 1888, the Subject Property is developed with multiple dwellings, as well as one building which appears to be labeled “paint shed.”</p> <p>Surrounding Properties: In 1888, W. 3rd Street is immediately southwest of the Subject Property, and a large group of stores labeled as the former New York Brewery are farther southwest of the Subject Property. S. Spring Street is immediately northwest of the Subject Property. Various stores and dwellings are farther northwest of the Subject Property. Stores and restaurants are northeast of the Subject Property. Dwellings, stores, and a French laundry are immediately southeast of the Subject Property, and S. Main Street is farther southeast of the Subject Property.</p>	Sanborn Map
1894	<p>Subject Property: By 1894, the Subject Property has been entirely redeveloped as the Stimson Block with multiple business, including a bank, offices, and furniture business. A boiler room (which was likely below grade) connected to the building is present in the alleyway on the southeast side of the Subject Property.</p> <p>Surrounding Properties: Surrounding properties are generally similar to the previous Sanborn Map, except an alleyway is now present immediately southeast of the Subject Property.</p>	Sanborn Map
1906	<p>Subject Property: The Subject Property is now identified as the Stimson Building. A note indicates that the building is heated by steam pipes which travel through a tunnel that is connected to the Douglas Building to the northwest, across S. Spring Street.</p> <p>Surrounding Properties: Surrounding properties appear generally similar to the previous Sanborn Maps. The Douglas Building is now depicted across S. Spring Street to the northwest, and the J. B. Lankershim and Henne Buildings are depicted across W. 3rd Street to the southwest. The property across the alleyway to the southeast has been redeveloped with restaurants and stores.</p>	Sanborn Map
1920- 1929	<p>Subject Property: Commercial office and retail listings are provided at the Subject Property, including Golden State Hat and Cap Co, Pacific American Trading Co, Philadelphia Cloak and Suit Mfg Co, Star Pleating Co, and Fletcher Chas Mining Geologist.</p> <p>Surrounding Properties: Commercial and residential listings are provided for surrounding properties.</p>	City Directory
1920	<p>Subject Property: One building is shown covering the extent of the Subject Property.</p> <p>Surrounding Properties: Surrounding properties appear generally similar to the previous Sanborn Maps.</p>	Sanborn Map
1923/ 1928	<p>Subject Property: The Stimson Building is visible on the Subject Property.</p> <p>Surrounding Properties: Surrounding properties appear to be densely developed with largely multi-story buildings.</p>	Aerial Photograph
1928	<p>Subject Property: The Subject Property appears generally similar to the previous topographic map.</p> <p>Surrounding Properties: Additional dense development is depicted in all directions surrounding the Subject Property.</p>	Topographic Map
1930- 1939	<p>Subject Property: Subject Property addresses are not listed in the city directory in this decade.</p> <p>Surrounding Properties: Surrounding properties are listed similarly to the previous decade. “Metropolitan Hatters Inkman Wm Minnie Clothing and Hat Cleaners” is listed 103/105 W. 3rd Street, located approximately 130 feet southeast of the Subject Property.</p>	City Directory

Historical Sources Summary Table

Date	Observations	Source
1938	<p>Subject Property: The Subject Property appears generally similar to the previous aerial photograph.</p> <p>Surrounding Properties: Surrounding properties appear generally similar to the previous aerial photograph.</p>	Aerial Photograph
1940-1949	<p>Subject Property: Subject Property addresses are not listed in the city directory in this decade.</p> <p>Surrounding Properties: Surrounding properties are listed similarly to the previous decade.</p>	City Directory
1948	<p>Subject Property: The Subject Property appears generally similar to the previous aerial photograph.</p> <p>Surrounding Properties: Surrounding properties appear generally similar to the previous aerial photograph.</p>	Aerial Photograph
1950-1959	<p>Subject Property: Commercial office and retail listings are provided at the Subject Property, including Royal Printing Co., Ross Grinding & Cutlery Serv, Coast Leathing & Shoe Findings, De Land Robt Co picture frames, Paraiso Restaurant, and various clothing manufacturing companies and offices.</p> <p>Surrounding Properties: Surrounding properties are listed similarly to the previous decade.</p>	City Directory
1950/1953/1954/1959	<p>Subject Property: The Subject Property appears similar to the previous Sanborn Map. Tenants listed in the Stimson Building include drugstore and restaurant, printing, and other stores. A tunnel is depicted connecting the Stimson Building to the Cotton Exchange Building to the south.</p> <p>Surrounding Properties: Surrounding properties appear similar to the previous Sanborn Map, except that several buildings have been demolished and replaced with parking lots, including immediately northeast of the Subject Property and southeast of the Subject Property across W. 3rd Street. A gas station is depicted at 201 S. Spring Street, approximately 430 feet north of the Subject Property.</p>	Sanborn Map
1952	<p>Subject Property: The Subject Property appears generally similar to the previous aerial photograph.</p> <p>Surrounding Properties: Surrounding properties appear generally similar to the previous aerial photograph. The building on the property immediately northeast of the Subject Property has been demolished and is now used for parking.</p>	Aerial Photograph
1953	<p>Subject Property: The Subject Property appears generally similar to the previous topographic map.</p> <p>Surrounding Properties: Surrounding properties appear generally similar to the previous topographic map. The Harbor Freeway is shown northwest of the Subject Property.</p>	Topographic Map
1960-1969	<p>Subject Property: Mission Pak Fruit Gifts, Cook Sam Uniforms, and Rochester Coat Makers are listed at the Subject Property.</p> <p>Surrounding Properties: Surrounding properties are listed similarly to the previous decade.</p>	City Directory
1960/1967	<p>Subject Property: In 1960, the Subject Property appears generally similar to the previous Sanborn Maps, but by 1967 the building has been demolished and the Subject Property is being utilized as a parking lot.</p> <p>Surrounding Properties: Surrounding properties appear generally similar to previous Sanborn Maps.</p>	Sanborn Map
1964	<p>Subject Property: The Subject Property building is no longer present and the property is now being used for parking.</p> <p>Surrounding Properties: Surrounding properties appear generally similar to the previous aerial photograph, except that many of the surrounding buildings have been demolished and the lots are now used for parking.</p>	Aerial Photograph

Historical Sources Summary Table

Date	Observations	Source
1966	Subject Property: The Subject Property appears generally similar to the previous topographic map. Surrounding Properties: Surrounding properties appear generally similar to the previous topographic map. The Civic Center is now depicted north of the Subject Property.	Topographic Map
1970-1979	Subject Property: Subject Property addresses are not listed in the city directory in this decade. Surrounding Properties: Surrounding properties are listed similarly to the previous decade.	City Directory
1970	Subject Property: The Subject Property appears generally similar to the previous Sanborn Map. Surrounding Properties: Surrounding properties appear generally similar to previous Sanborn Maps. All buildings from the property southwest of the Subject Property across W. 3 rd Street have now been demolished.	Sanborn Map
1972	Subject Property: The Subject Property appears generally similar to the previous topographic map. Surrounding Properties: Surrounding properties appear generally similar to the previous topographic map.	Topographic Map
1972/1977	Subject Property: The Subject Property appears similar to the previous aerial photograph. Surrounding Properties: Surrounding properties appear generally similar to the previous aerial photograph. Significant demolition and grading are visible on multiple blocks of properties northwest of the Subject Property.	Aerial Photograph
1980-1989	Subject Property: Subject Property addresses are not listed in the city directory in this decade. Surrounding Properties: Surrounding properties are listed similarly to the previous decade.	City Directory
1981	Subject Property: The Subject Property appears generally similar to the previous topographic map. Surrounding Properties: Surrounding properties are depicted similarly to the previous topographic map.	Topographic Map
1983/1989	Subject Property: The Subject Property appears similar to the previous aerial photograph. Surrounding Properties: Surrounding properties appear generally similar to the previous aerial photograph. The large multi-story commercial building southwest of the Subject Property across W. 3 rd Street is present by 1989.	Aerial Photograph
1990-1999	Subject Property: Subject Property addresses are not listed in the city directory in this decade. Surrounding Properties: Surrounding properties are listed similarly to the previous decade.	City Directory
1991/1994	Subject Property: The Subject Property appears generally similar to the previous topographic map. Surrounding Properties: Surrounding properties appear generally similar to the previous topographic map.	Topographic Map
1994	Subject Property: The Subject Property appears similar to the previous aerial photograph. Surrounding Properties: Surrounding properties appear similar to the previous aerial photograph.	Aerial Photograph
2000-2009	Subject Property: Imports/Numberone/Wholesale is listed at the Subject Property address of 127 3 rd Street, but this does not appear to be an accurate Subject Property listing. Surrounding Properties: Surrounding properties are listed similarly to the previous decade.	City Directory
2002/2005/2009	Subject Property: The Subject Property appears similar to the previous aerial photograph. Surrounding Properties: Surrounding properties appear similar to the previous aerial photograph.	Aerial Photograph

Historical Sources Summary Table

Date	Observations	Source
2010-present	Subject Property: Subject Property listings are similar to the previous decade. Surrounding Properties: Surrounding properties are listed similarly to the previous decade. Cleaners Depot is listed at 333 S. Spring Street, located approximately 268 feet west-southwest of the Subject Property, but this appears to be an office building and not a cleaning business.	City Directory
2010/2012	Subject Property: The Subject Property appears similar to the previous aerial photograph. Surrounding Properties: Surrounding properties appear similar to the previous aerial photograph.	Aerial Photograph
2012	Subject Property: The Subject Property appears generally similar to the previous topographic map. Surrounding Properties: Surrounding properties appear generally similar to the previous topographic map.	Topographic Map

6.2 Local Agency Records Review

Based on the listings provided in the EDR report review of government databases, Waterstone submitted requests for information for the Subject Property at local agencies. According to files made available at state and local agencies, available records used to prepare this Phase I EA are listed below (see Appendix I):

Local Agency Records Review

Agency	Subject Property Records	Surrounding Property Records
City of Los Angeles Building Department	Building Department records include the following: 1906-1962 – Various alteration permits for stores/office/lofts building, includes reference to hydraulic elevators, basement, tool sharpening, Royal Printing business, stationary store, clothing store, bank, drug store, restaurants 1963 – Demolition permit, new construction and certificate of occupancy for an auto parking lot 1983, 1991 – sign permit for parking lot	No records requested.
City of Los Angeles Fire Department (LAFD)	The Subject Property addresses are not listed on the CalEPA Regulated Portal website, or in the Active or Inactive case files for the UST and Hazardous Materials Division of the LAFD.	No records requested.
City of Los Angeles Department of Public Works	According to substructure maps available on the NavigateLA website, a boiler room associated with the former onsite Stimson Building is located in the alleyway on the southeast side of the Subject Property.	According to substructure maps available on the NavigateLA website, an oil tank was identified in the alleyway approximately 200 feet northeast of the Subject Property.
City of Los Angeles Bureau of Sanitation – Industrial Waste Management	Industrial Waste Management has no records for the Subject Property addresses.	No records requested.

Local Agency Records Review

Agency	Subject Property Records	Surrounding Property Records
Los Angeles Regional Water Quality Control Board (RWQCB)	The Los Angeles RWQCB has no records for the Subject Property addresses.	No records requested.
California Department of Toxic Substances Control (DTSC), Cypress and Chatsworth	The Chatsworth and Cypress DTSC have no records for the Subject Property addresses.	No records requested.
South Coast Air Quality Management District (SCAQMD)	SCAQMD has no records for the Subject Property addresses.	No records requested.

6.3 Review of Previous Environmental Documents

Waterstone was not provided with any previous environmental documents to review.

6.4 Potential for Vapor Encroachment

In conjunction with the normal scope of work for a Phase I EA investigation, Waterstone evaluated information that may suggest a potential vapor encroachment issue for the Subject Property. The information reviewed includes regulatory databases, files for nearby sites, and historical documentation for both the Subject Property and neighboring properties. Based on the information available, there is no information or data that suggest any VECs on the Subject Property.

6.5 Historical Summary of Subject Property and Vicinity Land Use

Waterstone reviewed available historical documents, local agency records, and previous environmental assessments to determine the history of the Subject Property. The history of the Subject Property and vicinity is summarized as the following:

- The Subject Property was developed with dwellings by the late 1880s. In the 1890s, the dwellings were demolished, and the Subject Property was developed with the Stimson Building, a multi-story building with various commercial businesses including clothing stores, a bank, a drug store, restaurants, and a printing store.
- The Stimson Building was demolished in 1963 and the Subject Property was redeveloped as a parking lot, which is currently leased to Joe's Auto Parks. According to substructure maps available on the NavigateLA website, a subsurface boiler room associated with the former Stimson Building may be present in the alleyway immediately southeast of the Subject Property.

The history of surrounding properties is summarized as follows:

- The Subject Property is located in downtown Los Angeles in a commercial area that was developed in the late 1800s and early 1900s. Surrounding properties primarily consist of stores, restaurants, commercial offices, and parking lots.

Section 7.0

Subject Property Inspection Observations

7.1 Personnel Interviews

Waterstone conducted a phone interview with a representative for the property owner, Mr. Lorin Flyer. His responses are included throughout this report.

7.2 Subject Property Inspection Observations

On January 30, 2020, Waterstone performed an inspection of the Subject Property and vicinity. Subject Property photographs are included as Appendix J. The following was observed at the time of the Subject Property inspection:

Subject Property Feature Summary Table

Feature / Characteristic	Y/N	Comments
Underground Storage Tanks (USTs)	N	None observed
Aboveground Storage Tanks (ASTs)	N	None observed
Hazardous Chemicals (including petroleum and pesticides)	N	None observed.
Other or Unidentified Drums and Containers	N	None observed.
Septic Tanks	N	None observed.
Drainage Systems	N	None observed. Surface water would drain off of the Subject Property to the surrounding streets; however, a low spot in the asphalt was observed centrally on the site.
Sumps	N	None observed.
Clarifiers	N	None observed.
Hoists or Lifts	N	None observed. An elevator was noted in the former Stimson Building on the Subject Property which was demolished in 1963.
Dumping or Filling Activities	N	None observed.
Vapor Intrusion	N	None suspected.
Floor Drains	N	None observed.
Materials Spills	N	No evidence observed.
Monitor/Supply/Disposal Wells	N	None observed.
Odors	N	None observed.
Air Emissions	N	None observed.
Unusually Stained Pavement or Flooring	N	None observed.
Pits, Ponds, Lagoons	N	None observed.
Pools of Liquid	N	None observed.
Roads and Trails with No Apparent Purpose	N	None observed.
Stained or Disturbed Soil	N	No evidence observed.
Stressed Vegetation	N	None observed.
High Voltage Power Lines/Magnetic Fields	N	None observed.
Wastewater Generation	N	None observed.

Subject Property Feature Summary Table

Feature / Characteristic	Y/N	Comments
Solid Waste Storage	N	None observed.
Electrical Transformers	N	None observed.
Evidence of Historical Features, Historical Processes, Or Material Usage/Storage	N	No evidence observed.

7.2.1 Historical Materials of Concern

Polychlorinated Biphenyls (PCBs)

Polychlorinated Biphenyls (PCBs) were used as coolants and insulators in electrical transformers beginning in 1929. Exposure to PCBs has since been found to cause liver ailments, skin lesions, tumors, and growth and reproductive problems. Use of PCBs was regulated in 1977. No records or evidence were identified indicating the presence of PCBs on the Subject Property and no transformers were observed.

Suspect Asbestos-Containing Materials

While the use of asbestos in the manufacture of most building materials has not been fully prohibited by federal law, the use of asbestos, for the most part, has voluntarily been discontinued since the late 1970s. Some non-friable materials, such as roofing material and floor coverings (floor tile and mastic) may have been manufactured with asbestos materials and may have been used into the early 1980s. No buildings are present on the Subject Property.

Lead-based Paint

Lead was a major ingredient in paint pigment prior to and through the 1940s. While other pigments were used in the 1950s, the use of lead in paint continued until the mid-1970s. In 1978, the Consumer Products Safety Commission banned paint and other surface coating materials, which are lead-containing. No buildings are present on the Subject Property.

Lead in Drinking Water

The United States Environmental Protection Agency (USEPA) sets drinking water standards and has determined that lead is a health concern at certain exposure levels. Materials that contain lead have frequently been used in the construction of water supply distribution systems, and plumbing systems in private home and other buildings. The most commonly found materials include service lines, pipes, brass and bronze fixtures, and solders and fluxes. Lead in these materials can contaminate drinking water because of the corrosion that takes place when water encounters those materials.

The USEPA's national primary drinking water regulations requires all public water systems to optimize corrosion control to minimize lead contamination results from the corrosion of plumbing materials. The USEPA has established an action level of 15 parts per billion (ppb) for lead in drinking water. Any water system that continues to exceed the action level after installation of corrosion control and/or source water treatment must eventually replace all lead

service lines contributing in excess of 15 ppb of lead to drinking water. Any water system that exceeds the action level must also undertake a public education program to inform users of ways they can reduce their exposure to potentially high levels of lead in drinking water.

Drinking water is supplied by the City of Los Angeles. According to the City, the water provided to their customers meets the federal and state primary and secondary drinking water standards.

7.2.2 Utilities

According to the User, the following utilities service the area:

- Water – City of Los Angeles Department of Water and Power
- Gas – Southern California Gas Company
- Electric – City of Los Angeles Department of Water and Power
- Sewer – City of Los Angeles Department of Water and Power.

7.2.3 Oil and Gas Wells and Pipelines

Wells can act as potential conduits for the migration of contamination, unless they have been properly abandoned (i.e., filled and plugged) in such a manner as to prevent the transport of chemical compounds into the groundwater aquifers. No oil wells were identified at the Subject Property in the EDR report or during the Subject Property inspection. Thirty-one (31) oil wells are listed between one-quarter mile and one mile of the Subject Property.

7.2.4 Public Water Wells

No public water wells were observed on the Subject Property during the Subject Property inspection. According to the EDR Report, one (1) federal USGS well and no (0) state database or federal public water supply wells are located within one mile of the Subject Property.

7.2.5 Sensitive Environmental Receptors

Primary concerns associated with sensitive receptors and wetlands are:

- Federal and state environmental regulations often limit an owner's ability to modify a property when sensitive receptors or wetlands are potentially impacted; and
- The potential of a release or discharge from a facility impacting a sensitive receptor or wetland.

Sensitive environmental receptors such as wetlands, historical landmarks, or endangered species were not identified at or within the Subject Property in the EDR Report.

7.2.6 Radon

Radon is a gas that can seep into structures constructed in areas with soils containing uranium. Radon travels through soil and enters the structure through cracks and holes in basement walls, floor drains, or other openings. Based on the location of the Subject Property and according to information provided by the USEPA, radon levels in Los Angeles County, CA are below the USEPA action level of 4.0 picocuries per liter (Zone 2).

7.2.7 Mold

Mold and/or fungi growth generally occurs on cellulose-based material, such as wood or drywall paper, that has been inundated with excess moisture. The presence of mold and/or fungi growth is normally an indication of a plumbing, roofing, or other leak, and/or water source that results in the abnormal presence of moisture. It is possible that significant fungal spore growth inside walls, insulation, attic spaces, or other areas can exist and not be visible on the finished surfaces of a building's interior spaces. Waterstone did not (i) perform a mold/fungi inspection, (ii) perform any building material surface mold sampling, or (iii) perform air sampling for mold spores at the Subject Property as part of this Phase I EA because there is no building present on the Subject Property.

7.2.8 Engineering Controls

No engineering controls were observed on the Subject Property.

7.3 Neighboring Property Inspection Observations

Visual observations of adjoining properties were made from the vantage point of the Subject Property as well as from public rights-of-way to determine the potential impact of these sites on the Subject Property. The following table summarizes neighboring property observations and neighboring properties listed in the EDR Radius Report:

Neighboring Property Summary Table

Property Characteristics	Observations
Surrounding Property General Description	The Subject Property is located in a commercial area of downtown Los Angeles, California.
Neighboring Properties Listed in EDR Radius Report	None of the properties in the EDR Radius Report are immediately adjacent to the Subject Property. Properties identified in the EDR Radius Report within ASTM-defined distances of the Subject Property are summarized in Section 5.
Groundwater Monitoring Wells	Groundwater monitoring wells were not observed on adjacent properties; however, Waterstone did not enter adjacent properties to perform a thorough inspection.
Underground Features	No evidence of underground features was observed in the vicinity of the Subject Property, but Waterstone did not enter adjacent properties to perform a thorough inspection.
Evidence of Subsurface Investigation	No evidence of subsurface investigations was observed in the vicinity of the Subject Property, but Waterstone did not enter adjacent properties to perform a thorough inspection.

Section 8.0

Summary and Conclusions

8.1 Summary

The Subject Property is an approximately 0.35-acre property located at 129 West 3rd Street, Los Angeles, California (see Figure 1). The Subject Property is currently occupied by a short-term paid parking lot operated by Joe's Auto Parks. Historic Subject Property addresses include 121-129 W. 3rd Street and 250-258 S. Spring Street.

Based on available historical documents, local agency records, and previous environmental assessments, the history of the Subject Property is summarized below:

- The Subject Property was developed with dwellings by the late 1880s. In the 1890s, the dwellings were demolished, and the Subject Property was developed with the Stimson Building, a multi-story building with various commercial businesses including clothing stores, a bank, a drug store, restaurants, and a printing store.
- The Stimson Building was demolished in 1963 and the Subject Property was redeveloped as a parking lot, which is currently leased to Joe's Auto Parks. According to substructure maps available on the NavigateLA website, a subsurface boiler room associated with the former Stimson Building may be present in the alleyway immediately southeast of the Subject Property.

The Subject Property is located within a commercial area of downtown Los Angeles, California. At the time of the site inspection, the properties adjacent to the Subject Property were observed as follows (see Figure 2):

- Northeast:** Additional parking lot run by same operator is immediately northeast of the Subject Property. A multi-story parking garage with a helipad on the top floor is farther northeast.
- Southeast:** An alleyway is immediately southeast of the Subject Property. Restaurants, stores, and South Main Street are farther southeast.
- Southwest:** West 3rd Street is immediately southwest of the Subject Property. A multi-story office building is farther southwest.
- Northwest:** South Spring Street is immediately northwest of the Subject Property. Multi-story office buildings and lofts are farther northwest.

The history of surrounding properties is summarized as follows:

- The Subject Property is located in downtown Los Angeles in a commercial area that was developed in the late 1800s and early 1900s. Surrounding properties primarily consist of stores, restaurants, commercial offices, and parking lots.

- Fourteen (14) federal, one hundred twenty-seven (127) state, one hundred fifteen (115) local and other, eighteen (18) historical, and three (3) orphan listings are provided in the EDR Radius Report's summary of government databases for the radius search listings. Based on case status, distance, groundwater flow direction, and/or the nature of the listing, none of these properties are likely to negatively affect the Subject Property.

8.2 Findings and Conclusions

Waterstone has performed a Phase I EA of the Subject Property in general conformance with the scope and limitations of ASTM Practice E 1527-13. Potential on- and off-Subject Property issues identified during this investigation are summarized below.

8.2.1 Potential Subject Property Issues

RECs, including HRECs, CRECs, and VECs, **were not** identified for the Subject Property.

8.2.2 Potential Off-Site Property Issues

RECs **were not** identified in connection with off-site properties.

8.3 Recommendations

Based on the foregoing, Waterstone does not believe that any additional investigation is warranted for the Subject Property.

Section 9.0 References

Published References

AFX Corp., Inc., February 19, 2020, Environmental Liens/AUL Reports

Environmental Data Resources, Inc., January 27, 2020, Radius Map with GeoCheck

Environmental Data Resources, Inc., March 16, 2016, Historical Topographic Map Report

Environmental Data Resources, Inc., January 28, 2020, City Directory Report

Environmental Data Resources, Inc., March 17, 2016, Aerial Photographs

Environmental Data Resources, Inc., January 27, 2020, Sanborn Map Report

Other Resources

Regional Water Quality Control Board, Los Angeles Region

California Department of Toxic Substances Control (DTSC), Cypress and Chatsworth Offices

City of Los Angeles Fire Department

City of Los Angeles Department of Building and Safety

California Department of Conservation, Department of Oil, Gas, and Geothermal Resources

United States Environmental Protection Agency – Radon Research Program

California Geological Survey

Southern California Air Quality Management District

City of Los Angeles Department of Public Works, Industrial Waste Management Division

Tables

Table 1
EDR Government Database Summary Table
129 W. 3rd Street, Los Angeles, California

Facility Name	Property Address	EDR Distance-Direction	EDR ID	Database	Comments
Target Property					
No listings					
Less Than 1/8 Mile - presumed up-gradient					
Not provided	220 S SPRING ST	NNE - 189 ft	B7	UST	Historical tank, no additional information
METROPOLITAN NEWS CO	210 S SPRING ST	NNE - 375 ft	E19	HAZMAT	Listed as active
LOS ANGELES TIMES	200 S SPRING ST	NNE - 482 ft	E26	UST	Listed as inactive
			E27	UST	Historical tank, no additional information
THE LOS ANGELES TIMES	214 W 2ND ST	NNE - 536 ft	E34	UST	Tank permitted through City of Los Angeles
			E35	SWEEPS UST	No tank information listed
STRAUSS LOUIS	125 W 2D	NE - 538 ft	E36	EDR Hist Cleaner	Clothes pressers and cleaners listed in 1937
OKOMOTO W H	119 W 2D		E37	EDR Hist Cleaner	Clothes pressers and cleaners listed in 1937
GENERAL PETROLEUM CORP OF CAL OFFICE	108 W 2D	NE - 547 ft	H38	EDR Hist Auto	Gasoline and oil service station listed 1937-1942 (appears to be offices only)
ECONOMY GUS	234 W 2D	NNE - 561 ft	E39	EDR Hist Cleaner	Clothes pressers and cleaners listed 1937
2ND AND BROADWAY STATION SITE	240 W 2ND ST	N - 568 ft	E40	HAZMAT	Listed as active
Not provided	145 S SPRING ST	NNE - 641 ft	I45	UST	Historical tank, no additional information
Less Than 1/8 Mile - presumed cross- or down-gradient					
KAHN ALES	118 W 3D	SSE - 42 ft	A1	EDR Hist Cleaner	Clothes pressers cleaners and repairers listed 1929-1937
Not provided	257 S SPRING ST	NW - 101 ft	B2	UST	Historical tank, no additional information
Not provided	263 S MAIN ST	SE - 102 ft	A3	UST	Historical tank, no additional information
NEUMAN MAURICE	224 W 3D	WNW - 137 ft	B4	EDR Hist Cleaner	Clothes pressers cleaners and repairers listed 1929-1937
	226 W 3D	WNW - 143 ft	B5		Clothes pressers and cleaners listed 1933
311 SOUTH SPRING STREET CO	311 S SPRING ST	W - 161 ft	B6	HAZMAT	Listed as active
RONALD REAGAN STATE OFFICE BLD	300 S SPRING ST	SW - 249 ft	A8	UST	Historical tank, no additional information
			A9	CA FID UST	No tank information listed
				SWEEPS UST	Inactive status
			A10	RCRA NonGen / NLR	No RCRA violations noted
Not provided	331 S SPRING ST	WSW - 256 ft	C11	UST	Historical tank, no additional information

Table 1
EDR Government Database Summary Table
129 W. 3rd Street, Los Angeles, California

Facility Name	Property Address	EDR Distance-Direction	EDR ID	Database	Comments
Not provided	333 S SPRING ST	WSW - 268 ft	C12	UST	Historical tank, no additional information
CLEANERS DEPOT			C13	EDR Hist Cleaner	Drycleaning plant listed in 2014 (appears to be an office and not an active drycleaning location)
LAPD MAIN STREET FACILITY	260 S MAIN ST	SE - 356 ft	D14	RCRA NonGen / NLR	No RCRA violations noted
			D15	UST	Tank permitted through Los Angeles City Fire Department
			D16	HAZMAT	Listed as active
			D17	CERS TANKS	Underground storage tank
CERS HAZ WASTE	Hazardous waste generator				
GREENBERG PAUL	108 E 3D	SSE - 364 ft	D18	EDR Hist Cleaner	Clothes pressers and cleaners listed 1933
HIGH PERFORMANCE MAGAZINE	240 S BROADWAY 5TH FL	NW - 378 ft	B20	RCRA-SQG	No RCRA violations noted
BRADBURY BUILDING	304 BROADWAY S.	WNW - 427 ft	F21	LUST	Case closed in 2008 for gasoline impacts to soil
			F22	UST	Bradbury building listed as inactive
Not provided	201 S SPRING ST	NNE - 454 ft	E23	UST	Historical tank, no additional information
BALL JACOB	336 S SPRING ST	SW - 462 ft	C24	EDR Hist Cleaner	Clothes cleaners pressers and dyers listed in 1924
VERIZON BUSINESS SERVICES	317 S BROADWAY ST	WNW - 478 ft	F25	HAZMAT	Listed as inactive
HALL OF RECORDS/ LA CO. F.M.D.	320 S BROADWAY	W - 484 ft	F28	UST	Tank permitted through City of Los Angeles
SOLOMON ABR	322 S BROADWAY	W - 493 ft	F29	EDR Hist Cleaner	Clothes pressers and cleaners listed 1933
GODIN BENJ	127 E 3D	SE - 511 ft	D30	EDR Hist Cleaner	Clothes pressers and cleaners listed 1937
BANCO POPULAR DE PUERTO RICO	354 S SPRING ST	SW - 524 ft	G31	UST	Historical tank, no additional information
			G32	CA FID UST	Active status
				SWEEPS UST	No tank information listed
WONG LEE	131 E 3D	SE - 526 ft	D33	EDR Hist Cleaner	Chinese laundries listed 1929-1942
GRAND CENTRAL SQ. LTD.	306 W. 3RD STREET	WNW - 593 ft	F41	HAZMAT	Listed as active
				CERS TANKS	Aboveground petroleum storage
MARLENES JEWELRY			F42	HAZMAT	Listed as inactive
MOFFETT JOHN	324 W 3D	WNW - 598 ft	F43	EDR Hist Cleaner	Clothes pressers and cleaners listed 1933
SANO BEN	113 E 2D	ENE - 601 ft	H44	EDR Hist Cleaner	Hand laundries listed in 1942
BUDOKAN INC	249 S. LOS ANGELES	ESE - 646 ft	J46	RCRA NonGen / NLR	No RCRA violations noted
REDMAN HARRY	133 E 2D	ENE - 651 ft	H47	EDR Hist Cleaner	Clothes cleaners pressers and dyers listed in 1924

Table 1
EDR Government Database Summary Table
129 W. 3rd Street, Los Angeles, California

Facility Name	Property Address	EDR Distance-Direction	EDR ID	Database	Comments
Between 1/8 and 1/4 Mile - presumed up-gradient					
TIMES MIRROR CORPORATION	145 SPRING ST S	NNE - 813 ft	I60	LUST	Case closed in 1989 for gasoline impacts to soil
				HIST CORTESE	No additional information provided
THE TIMES MIRROR COMPANY	202 W 1ST ST	NNE - 878 ft	I72	CA FID UST	Active status
				HAZMAT	Listed as active
				CERS TANKS	Aboveground petroleum storage
				CERS HAZ WASTE	Hazardous waste generator
			I73	RCRA-SQG	No RCRA violations noted
			I74	AST	Active status
			I75	UST	Inactive status
Not provided	135 S SPRING ST	NNE - 900 ft	R83	UST	Historical tank, no additional information
TRANSAMERICA OCCIDENTAL	150 S BROADWAY	N - 925 ft	S90	CA FID UST	Active status
				SWEEPS UST	No tank information listed
			S91	UST	Historical tank, no additional information
SUB SHOP 03	120 S SPRING ST	NNE - 982 ft	R99	HIST UST	One 200-gal waste oil tank installed 1956
CALTRANS DIST 7/FACILITIES			R100	HAZMAT	Listed as inactive
			R101	UST	Permitted through City of Los Angeles, listed as inactive
				SWEEPS UST	One 200-gal waste oil tank, one 3,000-gal diesel tank, one 12,000-gal fuel tank
			R102	HIST UST	
			R103	RCRA-SQG	No RCRA violations noted
			R104	RCRA NonGen / NLR	No RCRA violations noted
LOS ANGELES TIMES	130 S BROADWAY	N - 0.19 mi	S117	CA FID UST	Active status
				SWEEPS UST	No tank information listed
			S118	UST	Historical tank, no additional information
LOS ANGELES AIR FORCE BASE - LOS ANGELES AFS	Not provided	NE - 0.2 mi	X130	LUST	No additional information provided
TIMES MIRROR COMPANY THE#	220 W. 1ST STREET	NNE - 0.21 mi	S139	RCRA-SQG	No RCRA violations noted

Table 1
EDR Government Database Summary Table
129 W. 3rd Street, Los Angeles, California

Facility Name	Property Address	EDR Distance-Direction	EDR ID	Database	Comments	
CHANDLER LEASE PROPERTY	MAIN ST	NE - 0.21 mi	X143	CPS-SLIC	Case closed in 1996 for unreported impacts	
CALTRANS DISTRICT 7 HEADQUARTERS	100 S MAIN ST		X144	UST	Inactive status	
			X145	RCRA NonGen / NLR	No RCRA violations noted	
			X146	RCRA NonGen / NLR	No RCRA violations noted	
			X147	RCRA NonGen / NLR	No RCRA violations noted	
			X148	HAZMAT	Listed as inactive	
			X149	RCRA NonGen / NLR	No RCRA violations noted	
			X150	RCRA NonGen / NLR	No RCRA violations noted	
			X151	RCRA NonGen / NLR	No RCRA violations noted	
			X152	RCRA NonGen / NLR	No RCRA violations noted	
			X153	RCRA NonGen / NLR	No RCRA violations noted	
			X154	RCRA NonGen / NLR	No RCRA violations noted	
MANGROVE SITE	SKANSKA MANGROVE SITE	NNE - 0.22 mi	S155	AST	No additional information provided	
CITY OF LA - CITY HALL	131 N MAIN ST	NE - 0.22 mi	X158	HAZMAT	Listed as inactive	
			X159	UST	Inactive status	
U.S. GENERAL SERVICES ADMIN	107 S BROADWAY ST	NNE - 0.22 mi	S162	UST	Inactive status	
CALIF. DEPT. OF TRANSPORTATION DISTRICT - 9			S163	CA FID UST	Inactive status	
				HIST UST		One 5,000-gal and one 10,000-gal diesel tank
				SWEEPS UST		
U.S. GENERAL SERVICES ADMIN			S164	HIST UST	Listed as inactive	
				HAZMAT		
CALIFORNIA DEPT OF JUSTICE	S165	RCRA-SQG	No RCRA violations noted			
OFFICE OF FLEET ADMINISTRATION	122 S HILL ST	N - 0.24 mi	AF197	CA FID UST	Active status	
				HIST UST	Two 10,000-gal fuel tanks	
				HAZMAT	Listed as inactive	
			AF198	HIST UST	Two 10,000-gal fuel tanks	
				SWEEPS UST		
				UST		Permitted through City of Los Angeles
			CALIF STATE GARAGE	AF199	RCRA-SQG	No RCRA violations noted

Table 1
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Facility Name	Property Address	EDR Distance-Direction	EDR ID	Database	Comments
Between 1/8 and 1/4 Mile - presumed cross or down-gradient					
Not provided	124 W 4TH ST	SW - 713 ft	G48	UST	Historical tank, no additional information
HOLLYWOOD GRAND PRIX	4274 & 4278 3RD ST.	SE - 732 ft	J49	LUST	Case closed in 2006 for gasoline impacts to groundwater
BROADWAY CIVIC CENTER	205 S BROADWAY # 510	NNW - 744 ft	K50	HAZMAT	Listed as active
			K51	RCRA NonGen / NLR	No RCRA violations noted
COURTS AND RECORDS FEDERAL C/U	255 W 4TH ST	WSW - 752 ft	L52	CA FID UST	Active status
				SWEEPS UST	No tank information listed
CONTINENTAL BUILDING	408 S SPRING ST	SW - 762 ft	G53	RCRA-SQG	No RCRA violations noted
Not provided	401 S MAIN ST	SSW - 765 ft	M54	UST	Historical tank, no additional information
Not provided	353 S. BROADWAY STREET, STE #300	W - 782 ft	L55	RCRA NonGen / NLR	No RCRA violations noted
CURRENT OCCUPANT	240 S HILL ST	NW - 791 ft	N56	CA FID UST	Inactive status
				SWEEPS UST	No tank information listed
			N57	UST	Historical tank, no additional information
AVALON BAY COMMUNITIES INC	236 S LOS ANGELES ST	ESE - 795 ft	J58	HAZMAT	Listed as inactive
			J59	UST	Inactive status
Not provided	304 S LOS ANGELES	SE - 814 ft	O61	UST	Historical tank, no additional information
Not provided	308 S LOS ANGELES	SSE - 822 ft	O62	UST	Historical tank, no additional information
OLD BANK DISTRICT	411 S. MAIN STREET	SSW - 835 ft	M63	SWEEPS UST	No tank information listed
WEBSTER CAREER COLLEGE	222 S HILL ST	NNW - 844 ft	K64	CA FID UST	Inactive status
				HAZMAT	Listed as inactive
				SWEEPS UST	No tank information listed
VERIZON BUSINESS: LSDQCA	308 S HILL ST	WNW - 847 ft	N65	HAZMAT	Listed as active
Not provided	304 S HILL ST	WNW - 853 ft	N66	UST	Historical tank, no additional information
RUBINFELD SHOWCASE CO	322 S LOS ANGELES ST	SSE - 859 ft	O67	HAZMAT	Listed as inactive
BREITLING PROPERTY #1			O68	HIST CORTESE	No additional information provided
Not provided	417 S SPRING ST	SW - 873 ft	P69	UST	Historical tank, no additional information
JT WIMSATT CONTRACTING	400 S. BROADWAY	WSW - 873 ft	L70	RCRA NonGen / NLR	No RCRA violations noted
BROADWAY ELITE, LLC.				L71	RCRA NonGen / NLR
Not provided	200 S LOS ANGELES	E - 883 ft	Q76	UST	Historical tank, no additional information

Table 1
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Facility Name	Property Address	EDR Distance-Direction	EDR ID	Database	Comments
Not provided	419 S SPRING ST	SW - 886 ft	P77	UST	Historical tank, no additional information
PNK 1 GROUP INVESTMENTS, LLC			P78	RCRA NonGen / NLR	No RCRA violations noted
			P79	RCRA NonGen / NLR	No RCRA violations noted
KJELL H QVALE/RAGNAR C QVALE			P80	CA FID UST	Active status
				SWEEPS UST	No tank information listed
GILMORE ASSOCIATES	415 S MAIN ST	SSW - 896 ft	M81	UST	Inactive status
SOUTHERN CALIFORNIA RTD			M82	CA FID UST	Active status
				HAZMAT	Listed as inactive
			SWEEPS UST	No tank information listed	
TIMES MIRROR	240 HILL ST S	NW - 902 ft	N84	LUST	Case closed in 1997 for solvent or non-petroleum hydrocarbon impacts to groundwater
				HIST CORTESE	No additional information provided
CURRENT OCCUPANT	208 S HILL ST	NNW - 905 ft	K85	CA FID UST	Active status
				SWEEPS UST	No tank information listed
THE ANGELUS PLAZA	245 S HILL ST	NW - 921 ft	N86	CA FID UST	Active status
				SWEEPS UST	One 550-gal diesel UST
			N87	HAZMAT	Listed as active
				UST	Tank permitted through City of Los Angeles, listed as inactive
		CERS TANKS	Aboveground petroleum storage		
	255 S HILL ST STE 111	NW - 922 ft	N88	AST	No additional information provided
THE RHF BUNKER HILL CORP			N89	CA FID UST	Active status
				SWEEPS UST	No tank information listed
LOS ANGELES TIMES	214 002ND ST E	E - 949 ft	Q92	LUST	Case closed in 1996 for gasoline impacts to groundwater
				HIST CORTESE	No additional information provided
DISTRIBUTING STATION 12	120 EAST FOURTH ST	S - 959 ft	T93	HIST UST	3,625-gal sump installed in 1927
				T94	
				HAZMAT	Listed as active
Not provided	231 E 3RD ST	SE - 969 ft	U95	UST	Historical tank, no additional information

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Facility Name	Property Address	EDR Distance-Direction	EDR ID	Database	Comments
CITY OF LOS ANGELES MULTIPLE IDS (2136)	MULTIPLE PARCLES /SITES - CLEAN UP	W - 973 ft	V96	SWF/LF	Clean closed landfill for construction/demolition, inert, and mixed municipal waste
LA BY-PRODUCTS HEWITT PIT	LA		V97	SWF/LF	No additional information provided
Not provided	170 S LOS ANGELES	E - 979 ft	Q98	UST	Historical tank, no additional information
Not provided	235 S. HILL STREET	NNW - 984 ft	W105	RCRA NonGen / NLR	No RCRA violations noted
	426 S SPRING ST	SW - 991 ft	P106	UST	Historical tank, no additional information
BROADWAY STATE OFFICE BLDG	320 W 4TH ST	WSW - 0.19 mi	V107	RCRA NonGen / NLR	No RCRA violations noted
Not provided	357 S HILL ST	W - 0.19 mi	V108	UST	Historical tank, no additional information
METRO- METROPOLITAN TRANSPORTATION AUTHORITY	221 W 2ND ST	E - 0.19 mi	Q109	HAZMAT	Listed as inactive
			Q110	UST	Inactive status
Not provided	417 S MAIN ST	SSW - 0.19 mi	M111	UST	Historical tank, no additional information
LA COUNTY METROPOLITAN TRANSIT AUTH	425 S MAIN ST	SSW - 0.19 mi	M112	HIST UST	Two 1,000-gal fuel tanks
				HAZMAT	Listed as inactive
			M113	UST	Inactive status
			M114	RCRA NonGen / NLR	No RCRA violations noted
			M115	RCRA-SQG	No RCRA violations noted
				HIST CORTESE	No additional information provided
			M116	CA FID UST	Inactive status
				SWEEPS UST	Two 1,000-gal fuel tanks
TITLE INSURANCE/SPECTRA	433 S. SPRING STREET	SW - 0.2 mi	P119	RCRA NonGen / NLR	No RCRA violations noted
TWIN SPRINGS, LLC.			P120	UST	Inactive status
LORE LAC SPRING STREET LP			P121	RCRA NonGen / NLR	No RCRA violations noted
TWIN SPRINGS, LLC.			P122	HAZMAT	Listed as inactive
PECORARO / 433 SPRING			P123	RCRA NonGen / NLR	No RCRA violations noted
LAPD - HEADQUARTERS DISPATCH			100 W 1ST ST	NE - 0.2 mi	X124
	X125	RCRA NonGen / NLR			No RCRA violations noted
	X126	UST			Permitted through Los Angeles City Fire Department, listed as inactive
ROWAN REALTY PARTNERS LLC	458 S SPRING ST	SW - 0.2 mi	P127	HAZMAT	Listed as inactive
		SW - 0.2 mi	P128	UST	Inactive status
JUDSON RIVES BUILDING	424 S BROADWAY	WSW - 0.2 mi	Y129	HAZMAT	Listed as active
				CERS TANKS	Aboveground petroleum storage

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Facility Name	Property Address	EDR Distance-Direction	EDR ID	Database	Comments
DOUBLE TREE HOTEL THE NEW OTANI HOTEL & GARDENS	120 S LOS ANGELES	E - 0.2 mi	Q131	RCRA NonGen / NLR	No RCRA violations noted
			Q132	UST	Inactive status
			Q133	RCRA NonGen / NLR	No RCRA violations noted
			Q134	DRYCLEANERS HAZMAT	Drycleaning equipment using perchloroethylene Listed as active
			Q135	RCRA-SQG	No RCRA violations noted
WALTER LAWRENCE INK INC	218 E BOYD ST	SSE - 0.21 mi	Z136	HAZMAT	Listed as inactive
			Z137	CA FID UST	Inactive status
				SWEEPS UST	No tank information listed
Not provided	4TH AND HILL	W - 0.21 mi	V138	UST	Historical tank, no additional information
DTLA BIKES INC	425 S BROADWAY UNIT A	WSW - 0.21 mi	Y140	RCRA NonGen / NLR	No RCRA violations noted
Not provided	430 S BROADWAY	WSW - 0.21 mi	Y141	UST	Historical tank, no additional information
			Y142	UST	Historical tank, no additional information
Not provided	401-05 S HILL ST	W - 0.22 mi	V156	UST	Historical tank, no additional information
			V157	UST	Historical tank, no additional information
Not provided	431-432 S BROADWAY ST	WSW - 0.22 mi	Y160	UST	Historical tank, no additional information
SCHWARTZ HARRY YARN & CO INC	321 E THIRD ST	SE - 0.22 mi	U161	RCRA NonGen / NLR	No RCRA violations noted
Not provided	438 S BROADWAY	WSW - 0.23 mi	Y166	UST	Historical tank, no additional information
DOWNTOWN LA AUTO SERV CTR	122 E. WINSTON ST.	S - 0.23 mi	T167	HAZMAT	Listed as inactive
			T168	RCRA-SQG	No RCRA violations noted
Not provided	331 S WALL ST	SSE - 0.23 mi	Z169	UST	Historical tank, no additional information
Not provided	409 S HILL ST	W - 0.23 mi	V170	UST	Historical tank, no additional information
ZEUS ROBI JEWELRY	440 S BROADWAY #G-4	WSW - 0.23 mi	Y171	HAZMAT	Listed as inactive
THE ANGELES PLAZA	200 S OLIVE ST	NW - 0.23 mi	W172	UST	Permitted through City of Los Angeles Fire Department
			W173	HAZMAT	Listed as active
				CERS TANKS	Underground storage tank

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Facility Name	Property Address	EDR Distance-Direction	EDR ID	Database	Comments
RELATED/LL BLOCK B, LLC	235 S SAN PEDRO ST	ESE - 0.23 mi	AA174	UST	Inactive status
			AA175	LUST	Case closed in 2008 for gasoline impacts to soil
			AA176	HAZMAT	Listed as inactive
Not provided	437-447 S BROADWAY ST	WSW - 0.23 mi	Y177	UST	Historical tank, no additional information
Not provided	301 E BOYD ST	SE - 0.24 mi	Z178	UST	Historical tank, no additional information
BANDINI CANYON POCKET PARK	O'FARRELL AND BANDINI	ENE - 0.24 mi	179	US BROWNFIELDS	Phase I assessment conducted
TOUCHSTONE TELEVISION PROD INC	417 S HILL ST	W - 0.24 mi	V180	RCRA-SQG	No RCRA violations noted
Not provided			V181	RCRA NonGen / NLR	No RCRA violations noted
CAMERA READY			V182	RCRA-SQG	No RCRA violations noted
Not provided			V183	RCRA NonGen / NLR	No RCRA violations noted
SUBWAY TERMINAL			V184	UST	Inactive status
			V185	HAZMAT	Listed as inactive
METRO 417			V186	RCRA NonGen / NLR	No RCRA violations noted
THE ANGELUS PLAZA	300 S OLIVE ST	WNW - 0.24 mi	AB187	UST	Permitted through Los Angeles City Fire Department
			AB188	HAZMAT	Listed as active
				CERS TANKS	Underground storage tank
CITY OF LA METRO CALL CENTER 911	100 N LOS ANGELES ST	ENE - 0.24 mi	AC189	UST	Permitted through Los Angeles City Fire Department
			AC190	HAZMAT	Listed as active
				CERS TANKS	Underground storage tank
EAST WEST DEVELOPMENT CORP.	123 ONIZUKA ST	E - 0.24 mi	AD191	UST	Permitted through City of Los Angeles
JESUS A CERVANTES JEWELRS	453 S SPRING ST SU 510	SW - 0.24 mi	AE192	HAZMAT	Listed as inactive
ANTONIO URIBE JEWELRY			AE193	HAZMAT	Listed as inactive
ANTONIO URIBE MFG			AE194	RCRA-SQG	No RCRA violations noted
E. H. K. JEWELRY			AE195	RCRA-SQG	No RCRA violations noted
Not provided	422 W 4TH ST	W - 0.24 mi	196	UST	Historical tank, no additional information
Not provided	305 E BOYD ST	SE - 0.25 mi	200	UST	Historical tank, no additional information
MAGNETIC INSPECTION CO	330 S WALL ST	SSE - 0.25 mi	Z201	UST	Historical tank, no additional information
			Z202	CA FID UST	Active status
				SWEEPS UST	No tank information listed

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Facility Name	Property Address	EDR Distance-Direction	EDR ID	Database	Comments
L A TOP DISTRIBUTOR	441 S LOS ANGELES	S - 0.25 mi	203	HAZMAT	Listed as inactive
V A OUTPATIENT CLINICS	425 S HILL ST	W - 0.25 mi	AG204	RCRA NonGen / NLR	No RCRA violations noted
			AG205	HAZMAT	Listed as inactive
Between 1/4 and 1/2 Mile - presumed up-gradient					
76 PRODUCTS STATION #1099	200 HILL	N - 0.35 mi	AH210	HIST CORTESE	No additional information provided
LA CO HALL OF ADMINIST.	500 TEMPLE ST W	N - 0.36 mi	AH212	LUST	Case closed in 1990 for diesel impact to soil
				HIST CORTESE	No additional information provided
LOS ANGELES CITY-TUJUNGA & SHE	500' E TUJUNGA, 500' N SHERMAN	N - 0.36 mi	AH213	WMUDS/SWAT	No additional information provided
CITY OF LOS ANGELES - FED. BLDG. ANNEX	255 TEMPLE ST	NNE - 0.42 mi	220	CPS-SLIC	Case closed in 1965 for unreported impacts
FACILITY 10723-2	301 BROADWAY	NNE - 0.45 mi	226	HIST CORTESE	No additional information provided
AUTO PARK 18	145 N GRAND AVE	N - 0.45 mi	227	LUST	Open for site assessment as of 2015 for gasoline impact to soil
				Cortese	
CATHEDRAL OF OUR LADY OF THE ANGELS	555 W. TEMPLE STREET	N - 0.47 mi	232	CPS-SLIC	Case closed in 1998 for unreported impact
Between 1/4 and 1/2 Mile - presumed cross or down-gradient					
THE MUTUAL GARAGE BUILDING	363 OLIVE ST S	WNW - 0.26 mi	206	LUST	Case closed in 1996 for gasoline impacts to soil
				HIST CORTESE	No additional information provided
PARKER CENTER	151 SAN PEDRO	E - 0.29 mi	AD207	HIST CORTESE	No additional information provided
UNION BANK OF CALIFORNIA	120 SAN PEDRO STREET, SOUTH	E - 0.29 mi	208	LUST	Case closed in 2011 for diesel impact to soil
SOUTHERN CA GAS CENTER	501 005TH ST W	W - 0.34 mi	209	LUST	Case closed in 2001 for gasoline impact to groundwater
				HIST CORTESE	No additional information provided
PACIFIC BELL	420 S GRAND	W - 0.35 mi	211	LUST	Case closed in 1997 for diesel impact to soil
				HIST CORTESE	No additional information provided
HOOPER NEW PRIMARY CENTER	EAST 52ND STREET/HOOPER AVENUE	WNW - 0.37 mi	AI214	SCH	No action required as of 2003 for school investigation site
				ENVIROSTOR	
MANUAL ARTS NEW ELEMENTARY SCHOOL NO. 3	JEFFERSON BOULEVARD/SOUTH CATALINA STREET	WNW - 0.37 mi	AI215	SCH	No further action as of 2003 for school investigation site
				ENVIROSTOR	
CENTRAL FACILITY GARAGE	519 WALL ST	S - 0.37 mi	216	LUST	Case closed in 2015 for fuel oxygenate impact to soil

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PARKER CENTER	151 JUDGE JOHN AISO	ENE - 0.39 mi	217	LUST	Case closed in 2013 for diesel impact to groundwater
MGR JEWELRY	314 W SIXTH STREET	SW - 0.4 mi	218	ENVIROSTOR	Tiered permit facility referred to other agency
NORTHERN TRANSPORTATION CO.		E - 0.42 mi	AJ219	FUDS	Status identified as properties without projects
			AJ221	ENVIROSTOR	Inactive, needs evaluation as of 2005
LA CITY GENERAL SERVICES DPT	630 005TH ST W	W - 0.44 mi	AK222	LUST	Case closed in 1996 for gasoline impact to groundwater
				HIST CORTESE	No additional information provided
LENCO JEWELRY, INC	412 W 6TH ST	WSW - 0.44 mi	223	ENVIROSTOR	Tiered permit facility referred to other agency
LOS ANGELES DIE CASTING	340 CROCKER STREET	SE - 0.45 mi	224	ENVIROSTOR	Tiered permit facility referred to other agency
LIBRARY SQUARE CONSTRUCTION	633 5TH ST W	W - 0.45 mi	AK225	LUST	Case closed in 2002 for oil impacts to soil
				HIST CORTESE	No additional information provided
PACIFIC MUTUAL BUILDING	523 006TH ST W	WSW - 0.45 mi	228	LUST	Case closed in 1996 for gasoline impact to groundwater
				HIST CORTESE	No additional information provided
LA CITY DEPT WATER & POWER	111 HOPE ST N	NNW - 0.46 mi	229	LUST	Case closed in 2004 for gasoline impact to groundwater
ALAMEDA STREET WIDENING (HARRY BRIDGES)	201 N ALAMEDA ST 90744	E - 0.46 mi	AJ230	US BROWNFIELDS	Phase I assessment conducted under petroleum grant
VETERANS AFFAIRS OUTPATIENT CL	351 TEMPLE ST E	E - 0.47 mi	231	LUST	Case closed in 1997 for gasoline impact to groundwater
				HIST CORTESE	No additional information provided
M & M HOLDING, LLC	629 S. HILL STREET #1202	WSW - 0.47 mi	AL233	ENVIROSTOR	Tiered permit facility referred to other agency
SATCHI CREATIONS INC	640 S HILL ST STE 746	SW - 0.49 mi	AL234	HWP	Permitted operating facility
ARCO PARKING STRUCTURE	400 FLOWER ST S	WNW - 0.49 mi	235	LUST	Case closed in 2003 for oil impact to soil
				HIST CORTESE	No additional information provided
LOS ANGELES UNITED INVESTMENT CO.	650 S. HILL STREET #1010	WSW - 0.5 mi	AL236	ENVIROSTOR	Tiered permit facility referred to other agency
Between 1/2 and 1 Mile - presumed up-gradient					
MAGNUS COMPANY, INC	860 NORTH MAIN STREET	NE - 0.97 mi	265	ENVIROSTOR	No further action as of 1984 for historical site
Between 1/2 and 1 Mile - presumed cross or down gradient					
UNITED BUILDING ASSOCIATES	707 S BROADWAY #411	SW - 0.54 mi	237	ENVIROSTOR	Tiered permit facility referred to other agency
JEWELRY DESIGN CENTER	404 W. 7TH STREET #221	WSW - 0.55 mi	238	ENVIROSTOR	Tiered permit facility referred to other agency

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Facility Name	Property Address	EDR Distance-Direction	EDR ID	Database	Comments
LINK STATION US PROJECT	800 NORTH UNION STATION	ENE - 0.69 mi	Orphan	ENVIROSTOR	Voluntary cleanup site as of 2016
BELMONT LEARNING CENTER	1ST STREET/BEAUDRY	NNW - 0.7 mi	239	SCH ENVIROSTOR	No action required as of 2003 for school investigation site
ACE PLATING CO., INC.	719 TOWNE AVENUE	S - 0.75 mi	240	ENVIROSTOR	Tiered permit facility needs evaluation as of 2012
VISTA HERMOSA	1101 W. 1ST STREET	NW - 0.76 mi	241	SCH ENVIROSTOR	Certified O&M site as of 2010 for methane and hydrogen sulfide impacts to soil vapor and indoor air
SO CAL GAS/ALISO SECTOR C, BLOCK O	SW CORNER OF DUCOMMUN AND CENTER STREETS	E - 0.8 mi	AM242	ENVIROSTOR	Voluntary cleanup site as of 2001 for impacts to soil
SO CAL GAS/ALISO C MGP	CENTER ST @ COMMERCIAL, DUCOMMUN AND JACKSON	E - 0.8 mi	AM243	EDR MGP	Suspected contaminants include petroleum hydrocarbons, volatile organic compounds, cyanide, polycyclic aromatic hydrocarbons, and heavy metals
METRO/ADCO/ATLAS	200 CENTER STREET	E - 0.83 mi	244	ENVIROSTOR	Voluntary cleanup site as of 2017
SO CAL GAS/ALISO SECTOR C, BLOCK G	NW CORNER OF COMMERCIAL AND CENTER STREETS	ENE - 0.83 mi	AN245	ENVIROSTOR	Voluntary cleanup site as of 2001 for impacts to soil
SO CAL GAS/ALISO SECTOR C, BLOCKS Q&R	SE AND SW CORNERS OF JACKSON AND CENTER STREET	E - 0.84 mi	AO246	ENVIROSTOR	Voluntary cleanup site as of 2010 for impacts to soil
SO CAL GAS/ALISO SECTOR C, BLOCK L	728 E. COMMERCIAL ST	ENE - 0.84 mi	AN247	ENVIROSTOR	Certified O&M voluntary cleanup site with land use restrictions for impacts to soil
SO CAL GAS/ALISO A MGP	KELLER ST., VIGNES ST., AND 101 FREEWAY	ENE - 0.85 mi	AP248	EDR MGP	No exposure route, paved site
SO CAL GAS/ALISO SITE-WIDE - GROUNDWATER	TEMPLE/VIGNES/LYON/KELLER/ALHAMBRA STS.	ENE - 0.85 mi	AN249	ENVIROSTOR	Voluntary cleanup site as of 2001 for impacts to soil
FERRANTE	1000 WEST TEMPLE STREET	NNW - 0.85 mi	AQ250	ENVIROSTOR	Tiered permit facility referred to other agency
MANLEY OIL COMPANY	410 CENTER ST	E - 0.85 mi	AM251	ENVIROSTOR	Certified O&M voluntary cleanup site with land use restrictions for impacts to soil and soil vapor

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ALISO SECTOR C BLOCK R	820 EAST JACKSON STREET	E - 0.86 mi	AO252	ENVIROSTOR	Voluntary cleanup site as of 2013 for impacts to soil
DOWNTOWN BUSINESS MAGNET	1061 & 1081 WEST TEMPLE STREET	NNW - 0.87 mi	AQ253	SCH ENVIROSTOR	No action required as of 2003 for school investigation site
ALISO SECTOR A DENNY'S PARCEL	530 RAMIREZ STREET	ENE - 0.87 mi	AP254	ENVIROSTOR	Certified O&M voluntary cleanup site for petroleum hydrocarbon impacts
SO CAL GAS/ALISO MGP, SECTOR A - EAST PARCEL	KELLER ST., VIGNES ST., AND 101 FREEWAY	ENE - 0.87 mi	AP255	ENVIROSTOR	Voluntary cleanup site as of 2008 for impacts to soil
CENTRAL LOS ANGELES HIGH SCHOOL NO. 10	350 S. BIXEL STREET	WNW - 0.88 mi	256	SCH ENVIROSTOR	No action required as of 2001 for school investigation site
SO CAL GAS/ALISO MGP, SECTOR A - WEST PARCEL	KELLER ST, VIGNES ST, AND 101 FREEWAY	ENE - 0.89 mi	AP257	ENVIROSTOR	Voluntary cleanup site as of 2008 for impacts to soil
SO CAL GAS/ALISO SECTOR C, BLOCK K	NORTHEAST CORNER OF DUCOMMUN AND CENTER STREETS	E - 0.89 mi	258	ENVIROSTOR	Voluntary cleanup site as of 2001 for impacts to soil
RAMIREZ STREET INVESTIGATION	APPROXIMATELY 400-FOOT STRETCH OF RAMIREZ STREET LOCATED BET	ENE - 0.9 mi	AR259	ENVIROSTOR	Voluntary cleanup site as of 2012 for impacts to soil
SO CAL GAS/ALISO B MGP	555 RAMIREZ STREET	ENE - 0.9 mi	AR260	EDR MGP	Same as AM243 above
PIPER TECHNICAL CENTER			AR261	ENVIROSTOR	No further action as of 2018 for soil impacts
GRATTS NEW PRIMARY CENTER	WEST 6TH STREET/BIXEL STREET	WNW - 0.92 mi	262	SCH ENVIROSTOR	Certified school cleanup site as of 2008 for impacts to soil, soil vapor, and indoor air
CENTRAL REGION 9TH STREET K-8 SPAN SCHOOL	8TH ST./TOWNE AVE./9TH	S - 0.96 mi	263	SCH ENVIROSTOR	Certified school cleanup site as of 2012 for impacts to soil, soil vapor, and indoor air
MOGUL CORPORATION	967 NORTH VIGNES STREET	NE - 0.96 mi	264	ENVIROSTOR	No further action as of 1985 for impacts to soil, soil vapor

Figures

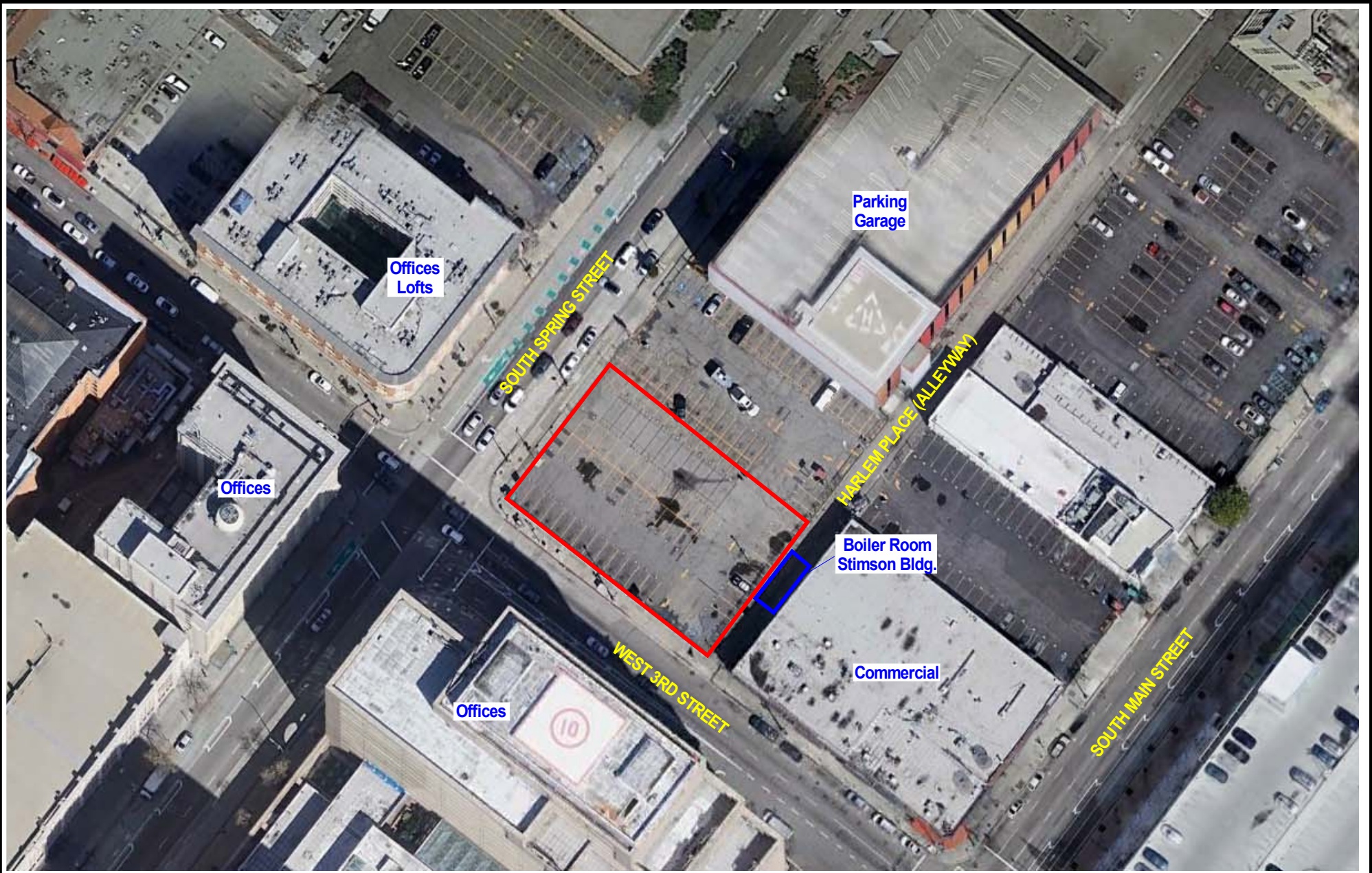
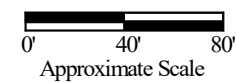


Figure 2
Subject Property Vicinity Map

129 W. 3rd Street
Los Angeles, CA 90013

Legend

- Approximate Boundary of Subject Property and Extent of Former Stimson Building



Waterstone Environmental, Inc.
 2936 East Coronado Street
 Anaheim, California 92806

Drafted By: HLF	Project No.: 20-106
Approved By: JVD	Date: 2-6-2020

Appendix A

Environmental Professional Resume

Heather Fields
Senior Environmental Scientist
Waterstone Environmental, Inc.

Ms. Fields is a Senior Environmental Scientist at Waterstone Environmental, and has been involved in the environmental industry since joining Waterstone in 2007. Her primary responsibilities include managing and performing environmental site assessments, including Phase I and Phase II investigations, as well as management of remediation projects. Her work has been conducted for numerous commercial and industrial properties, local school districts, and the private sector. The majority of her assignments have been preparing and implementing workplans for soil, soil vapor and groundwater sampling and remediation, and completing Phase II Environmental Assessment and Groundwater Monitoring reports.

Ms. Fields is experienced in pre-field planning of numerous types of investigation activities, including preparing sampling and remediation workplans, project proposals and budgets, preparation and coordination for fieldwork activities, working with laboratories performing analytical testing, and coordination with drilling and construction subcontractors. Ms. Fields has experience involving soil sampling, groundwater monitoring well installation and sampling, soil vapor well installation and sampling, and supervision of an assortment of crews in relation to hand augering, grading oversight, hollow stem drill rigs, direct push drill rigs, and Cone Penetrometer (CPT) units. In addition to implementing the scope of work, Ms. Fields is experienced in data management and evaluation, preparation of geologic soil borings, report preparation, interpretation of regulatory framework, and litigation support.

Education

- B.S. Earth Sciences, Minor in Environmental Studies, Cal Poly, San Luis Obispo, CA, 2006, graduated *summa cum laude*.
- Environmental Management Certificate, University of California-Irvine, Irvine, CA, 2009.

Specialized Training and Certifications

- OSHA 40-HR HAZWOPER Training, 2007-Current
- First Aid Training, 2007-Current
- 40-HR AHERA Supervisor Training, 2008-Current

Capabilities

- Environmental Site Assessments (Phase I/Phase II)
- Groundwater Well Installation and Sampling
- Soil Vapor Well Installation and Sampling
- Field Operations and Management
- Supervision of Direct Push, Hollow Stem Auger and Cone Penetrometer (CPT) Rigs
- Soil Remediation Oversight and Sampling
- Groundwater Remediation and O&M

- High-Vacuum Dual Phase Extraction (HVDPE) System Oversight
- Hazardous Waste Management and Disposal Profiling
- Phase I, Phase II, Remedial Action Workplan and Remedial Action Completion Report Preparation
- Regulatory Research and Guidance
- Computer Aided Drafting and Modeling Programs
- Data Management and Processing
- Litigation Support

Key Projects and Experience

Fieldwork Capabilities and Supervision

- Ms. Fields has supervised and participated in a variety of field work activities, including multiple Phase II Environmental Site Assessments for soil contamination on commercial and undeveloped parcels throughout Southern California. Phase II work has included soil sampling for volatile organic compounds, metals, total petroleum hydrocarbons, pesticides, and polychlorinated biphenyls, among other chemicals. During each soil sampling activity, she was responsible for ensuring proper collection and handling of samples, monitoring health and safety for herself and subcontractors, classifying and logging soil samples, and making decisions for additional sampling at each field location. Several aspects of field work have included utility clearance, management of hollow stem auger and direct push drilling contractors, and sample collection specific to the chemicals of concern.
- Ms. Fields has performed oversight activities in association with groundwater remediation and groundwater sampling for both discrete and quarterly groundwater monitoring. Ms. Fields has supervised single and multi-nested groundwater well installation and well development activities. Ms. Fields has overseen and collected groundwater samples for quarterly groundwater monitoring reporting at a variety of locations throughout Southern California, including using low-flow sampling techniques. Her duties have included operation of ozone injection, pump and treat, and dual phase extraction remediation systems for which she collected samples, measured groundwater conditions, performed system maintenance, and collaborated with subcontractors and the project manager to optimize the remediation system.
- Ms. Fields is experienced in performing soil vapor surveys in accordance with the *Interim Guidance for Active Soil Gas Investigation* (February 25, 1997) and the *DTSC/LARWQCB Advisory for Active Soil Gas Investigations* (April 2012) for soil vapor well installations and sampling. She has completed numerous soil vapor surveys under these guidelines for both volatile organic compounds and methane, and has assisted clients in comprehending and executing the installation and sampling of soil vapor wells.
- Prior to soil and/or groundwater sampling, Ms. Fields has prepared subcontracts, marked borings, arranged for subsurface utility clearance, and coordinated with laboratories for analysis of soil and/or groundwater samples.
- Ms. Fields has managed large scale soil remediation projects, which included the oversight of multiple crews conducting excavation using excavators and large diameter

auger equipment, and which included shoring installation and daily slurry backfilling. Ms. Fields has additionally overseen large scale soil grading projects for the purpose of identifying and remediating environmental concerns that were previously unidentified.

- Ms. Fields has successfully exhibited the ability to supervise multiple subcontractors and project team members, uphold a good repertoire with the local communities, and confidently interact with lead agencies while performing project tasks to completion in a timely manner. Her professional relationship and open line of communication with the facility owners and operators has helped increase the trust and confidence the client has in Waterstone Environmental.

Environmental Site Assessments

- Ms. Fields has conducted Phase I site assessments both within California and in other states for a variety of clients, including banks, land development companies, and the Los Angeles Unified School District. Each of these projects required arranging site visits with representatives of the property, visual assessment of the property, research of the potential environmental concerns at the property and adjacent properties at local agencies, conducting file reviews, performing interviews with site contacts, review of aerial photographs and historical maps, and completing a report that summarized the potential for environmental impact to the property.

Litigation Support

- Ms. Fields has worked on several expert witness testimony presentations for litigation cases nationwide. She was responsible for preparation of exhibits for trial and expert reports, database management and analysis, document management and review, expert report preparation, and overseeing the production of presentation materials for expert witness testimony. She has been involved in litigation projects based in California and Federal courts for properties including oil refineries, nuclear facilities, and large parcels slated for development.
- Ms. Fields has been involved in the implementation of innovative modeling techniques used for determining cost allocation over time for historic releases in an oil field to be used in assessing future site remediation efforts during specific insurance policy periods.

Health and Safety

- Ms. Fields has prepared numerous Health and Safety Plans for various Phase II sampling and remediation projects. Ms. Fields has been the Health and Safety Officer on numerous job sites throughout the region.
- Ms. Fields has been involved with carrying out the monitoring and notification responsibilities associated with the Air Quality Management District (AQMD) Rule 1166 for air monitoring of Volatile Organic Compounds at multiple large excavation sites in the South Coast AQMD area. She has been responsible for preparing all necessary field documentation for agency representatives. She has written and submitted status reports and the necessary permit amendments as project situations change.

Jeffrey V. Dagdigian, Ph.D.
Managing Principal Environmental Scientist
Waterstone Environmental, Inc.

Dr. Jeffrey V. Dagdigian is the owner of Waterstone and is Waterstone's lead environmental scientist. Dr. Dagdigian holds a Ph.D. in chemistry and has over 33 years of experience in the evaluation, assessment, remediation, restoration and/or mitigation of real property with impact to the subsurface by chemical compounds. Based on his lengthy career as an environmental scientist, Dr. Dagdigian is frequently retained as an expert witness for litigated matters. He also performs other aspects of litigation support including release timing, responsible party identification, cost allocation and damage calculations. To perform complex calculations or evaluate probabilities, Dr. Dagdigian prepares his own models that are tailored to address specific issues in a litigated case or environmental problem and uses commercially-available models to evaluate contaminant transport in the subsurface. In addition, Dr. Dagdigian has decades of experience in performing site assessments, subsurface site characterizations, remedial planning and costing, evaluation of industrial processes, forensic chemical analysis of contaminants, environmental site restoration, waste minimization, remediation, and wastewater treatment process evaluation. Dr. Dagdigian's reputation as an experienced expert witness has caused him to be chosen as the testifying expert for the US government and by large corporations where millions to billions of dollars in claims or damages are at stake. For over 20 years, Dr. Dagdigian has been a part-time instructor for environmental programs at the University of California, Irvine. In this role, Dr. Dagdigian develops and teaches courses addressing environmental issues related to chemistry, environmental due diligence, site characterization, remediation and cleanup standards, regulatory compliance and innovative technologies related to site assessment and remediation primarily for the continuing education of currently employed environmental professionals.

Education

- Ph.D., Chemistry, University of Southern California, 1980
- B.S., Biology, University of Southern California, 1975

Capabilities

- Expert Witness and Litigation Support Services
- Forensic Chemical Analysis and Chemical Fate and Transport
- Model Construction for Costing, Plume Migration, and Probability Analysis
- Site Assessment and Remediation
- Remedial Action and Damages Costing
- Clean up Level Calculation and Agency Negotiation
- Government Agency Liaison
- Computer Modeling
- Industrial Process and Chemical Use Evaluation for RCRA and CERCLA Compliance
- Due Diligence and Phase I Environmental Assessments
- Hazardous Materials and Air Resources Management
- Environmental Compliance and Business Acquisition Audits
- Industrial Process and Chemical Use Evaluation for Waste Minimization
- Wastewater Treatment Systems

Key Projects

Expert Witness and Litigation Support Services

- Dr. Dagdigian was retained by counsel for a Responsible Party in the Portland Harbor Superfund Site, evaluated factors potentially effecting incidental formation of polychlorinated dibenzo-p-dioxins (CDDs) and polychlorinated dibenzofurans (CDFs) in chlorate/chlorine reactors at a former manufacturing facility. Water and sediments along Portland Harbor are contaminated with many hazardous substances, including heavy metals, polychlorinated biphenyls (PCBs), polynuclear aromatic hydrocarbons (PAH), dioxin, and pesticides. The facility operated from 1941 to 2001 and manufactured chlorine, DDT, ammonia and orthosilicates. Dr. Dagdigian identified process variables and materials of construction of the chlorate cells which potentially may have impacted or promoted the formation of CDDs/CDFs. Dr. Dagdigian prepared an expert report that presented the potential mechanisms of CDD/CDF formation in both thermal (e.g. waste incineration) and wet chemistry settings. The evidence showed that based on the materials used, the construction of the chlorate cells, and the operating conditions would not have attributed to the formation of CDDs or CDFs.
- Dr. Dagdigian was retained as an expert witness by counsel for a machine shop that made airplane parts named as a potentially responsible party in the San Gabriel Valley Puente Valley Operable Unit. This is an area with groundwater impact by TCE, PCE, and 1,4-dioxane among other chemicals. Dr. Dagdigian performed a historical investigation and additional investigations he designed to show that the client did not contribute to the groundwater plume in the Superfund. Dr. Dagdigian presented his conclusions to the Puente Valley Superfund Group and the judge in charge showing: (i) the client never used the chemicals of concern, (ii) the chemicals of concern were not found in soil matrix on the client's property, (iii) groundwater contamination from up-gradient sites had impacted groundwater beneath client's property, (iv) groundwater contamination is responsible for low concentrations of halogenated volatile organic compounds in soil gas on the client's property, and (v) owners and operators of properties responsible for up-gradient groundwater contamination have not been named as potentially responsible parties (PRPs). This presentation resulted in the client receiving a *de minimus* settlement offer.
- Dr. Dagdigian was retained by counsel for a food manufacturer named as a responsible party (RP) for the Omega Chemical Superfund Site in Whittier, California. The Omega facility was a solvent and refrigerant recycler that operated from approximately 1976 to 1991. The facility was identified as a Superfund Site following the discovery of extensive soil and groundwater contamination of numerous chemicals including trichloroethene (TCE), tetrachloroethene (PCE), Freon and 1,4-dioxane with a groundwater plume approximately four miles in length. Dr. Dagdigian performed a comparative study of plume chemicals against his client's chemical use and storage history and prepared an expert report indicating that the chemicals were dissimilar and recommending that counsel request the client's removal from the RP Group or be provided a reasonable *de minimus* settlement amount. The client was named a PRP as a result of having shipped significant volumes of food-grade isopropyl alcohol (IPA) to the facility for disposal in the 1990s, even though IPA is not a chemical of concern in the Superfund and Superfund investigation and remediation did not address IPA. The report presented technical arguments for the client's removal from the RP group and results from Dr. Dagdigian's work are pending.

- Dr. Dagdigian was contracted by the United States Department of Justice (DOJ) to testify as the lead expert for a civil enforcement action against a United States Department of Energy (DOE) contractor pertaining to groundwater contamination. The subject facility, a now privatized nuclear enrichment facility formerly operated by the DOE. Dr. Dagdigian was tasked with identifying the specific sources of contamination and routes of migration that resulted in multiple plumes of groundwater contamination that extend for several miles, eventually impacting the down-gradient surface waters of the Ohio River. Dr. Dagdigian prepared a chemical fate and transport model that demonstrated the release of chemicals from specific chemical process, the migration route of that release through a network of subsurface utilities and structures, and the continued subsurface migration, both free-phase and dissolved-phase, through the hydrogeologic environment. Dr. Dagdigian evaluated reports of chemical and geological data pertinent to the presence or absence of specific chemicals within the facility infrastructure, surface waters, soil, soil vapor, and groundwater; and other facility records (including unit operation and maintenance records), facility maps and plans (including a 50-year series of subsurface utility engineering as-builts), aerial photographs, and any other available records or data pertaining to the location and function of facilities that may have utilized or been a pathway for the migration of contaminants.
- Dr. Dagdigian was retained by counsel to conduct a Potentially Responsible Party (PRP) search in a heavily industrialized area of Los Angeles. The first step was to conduct research to understand which industries and industrial activities presently or historically emitted the chemicals of concern (COCs). Using scientific articles, industry publications, regulatory publications, and other guidance documents 16 industrial operations were identified as potential emitters. The second step in the process involved a review of geocoded Sanborn maps from various decades viewed in a GIS viewing program (Arcviewer and Google Earth) to identify businesses as PRP. The effort resulted in the identification of 551 industrial facilities and/or operations within the approximately 2 mile radius evaluated.
- Provided litigation support to the Department of Justice (DOJ) in their case against a chemical manufacturing facility in Utah. A site visit was conducted to evaluate chemical manufacturing and solvent recycling equipment and to obtain process documents for review. It was determined and documented that the facility was not storing chemical manufacturing intermediates or recycling solvents in compliance with regulatory limitations but instead speculatively accumulating and over 3,000 drums of hazardous waste stored at the facility and in essence operating as an unpermitted RCRA hazardous waste storage facility. Using the expert report prepared by Dr. Dagdigian, the DOJ obtained a court order that required operations to cease, \$100,000 in penalties for violations, and is entitled to collect up to \$900,000 for the Superfund removal action conducted by the EPA.
- Dr. Dagdigian was retained by counsel for an electronics manufacturer in Santa Ana, CA who had been named as a defendant in the Orange County Water District vs. Radioshack Corporation and Universal Circuits, Inc. et al.; Case No. 30-2008-00078246-CU-TT-CXC; Superior Court of the State of California, Regarding Halogenated Hydrocarbon Groundwater Contamination in Orange County. Plaintiffs claimed that the client had contributed to groundwater contamination by one or more of the following volatile organic compounds: TCE, PCE, 1,1- DCE, 1,1,1-TCA, and 1,1-DCA. Dr. Dagdigian prepared a comprehensive study of the chemical use and history of the client and all prior tenants on the property, prepared an expert report, and provided deposition testimony indicating that the client did not contribute to the groundwater contamination. Subsequently, claims against the client were dropped by the plaintiff.

- Representing a steel manufacturer as defendant, Dr. Dagdigian was deposed regarding the storm water pollution prevention plan that was developed pursuant to federal regulations under his supervision. Stormwater from the client's plant had migrated to a neighboring chemical manufacturer's property. Dr. Dagdigian testified regarding the methodology of the storm water plan he developed for the client and he provided detailed testimony regarding whether lead could be present in the client's stormwater, the migration properties of lead in general and whether it was possible for lead to migrate onto the plaintiff's property via stormwater. Dr. Dagdigian also provided expert testimony regarding the type of cleanup that would be required if remediation was necessary.
- *Tricor Refining, LLC, etc. v. Crompton Corporation, etc.*; Kern County Superior Court Case No. S-1500-CV-252296-SPC. In this case, Dr. Dagdigian served as the sole expert witness for Tricor Refining, LLC. Dr. Dagdigian provided opinions regarding the extent and nature of soil, soil gas, and groundwater contamination beneath the Golden Bear Refinery located in Oildale, California. These opinions were based on a multi-year investigation of the refinery Dr. Dagdigian directed which included hundreds of borings and samples collected in both soil and groundwater beneath the refinery. In addition, Dr. Dagdigian opined on the fate and transport of the various chemicals through various media using chemical, geological, and hydrogeological principles. This portion of his testimony was aimed at showing areas of contamination that needed remediation and the potential migratory paths for contaminants currently impacting the soil and groundwater. Finally, Dr. Dagdigian developed health-based cleanup levels for all of the chemicals of concern and provided the Court with his detailed engineering plans for the cleanup and remediation of contaminated soil beneath the refinery. Based on his remediation plans, Dr. Dagdigian testified that the cleanup cost for the entire refinery would be \$29.5 million. This estimate was based on a detailed engineering cost estimate, prepared by me, which totaled remedial costs for every area of the refinery that was contaminated. The costs included installation of several vapor extraction systems to remove volatile vapors in the soil gas, excavation of contaminated soil beneath various operating units within the refinery, installation of various shoring systems and the removal of and re-installation of various operating units and tanks within the refinery.
- Dr. Dagdigian was retained by counsel to represent a tire-to-energy generation plant where a lightning fire had caused melting of several million automobile and heavy equipment tires. Fire fighting was performed for months and fire fighting fluids mixed with the melted tires caused contamination of several storm water ponds at the site. Chemicals of concern included polynuclear aromatic hydrocarbons, petroleum hydrocarbons, metals, and solvents. The project involved the review of the environmental damage the fire had caused and the identification of the major source of potential contamination to groundwater. This project was overseen by the Department of Toxic Substances Control (lead agency), State of California Attorney General, the Regional Water Quality Control Board, and the Integrated Waste Management Board. Dr. Dagdigian directed and strategized the procedures for a Characterization Plan and Removal Action Workplan that was compliant with the National Contingency Plan and worked with counsel to interface with all oversight agencies to remove 7,000 tons of sludge material from the largest collection pond. A large number of confirmation sample analysis results were coordinated to ensure compliance with very low cleanup levels. Dr. Dagdigian directed all aspects of the project including characterization sampling, the removal action, confirmation sampling, data interpretation, compliance, and validation and preparation of the final report which was approved by the oversight agencies. Based on the work performed, no charges were brought against the

client who later settled with the state for an undisclosed sum.

- Representing the plaintiff regarding litigation over a remediation technology, Dr. Dagdigian testified about the remediation method used to remove a variety of chemicals from impacted soil. Dr. Dagdigian's testimony provided detailed information regarding the use of low temperature thermal desorption including a discussion of the types of chemicals it can remove, how each chemical reacts with the low temperature, and the byproducts of the chemical reaction created by the low temperature method. Dr. Dagdigian's testimony included a discussion of the pilot tests run and an explanation of chemical boiling points and how boiling points are used to determine the efficiency of the low temperature remediation method with the types of chemicals that existed onsite.
- For a major aerospace client as defendant, Dr. Dagdigian was deposed regarding the client's management of Material Safety Data Sheet (MSDS) information system. Dr. Dagdigian provided an explanation of the MSDS system that was developed for the client under his supervision including an explanation regarding the type of chemical and technical information contained in the MSDS system. Dr. Dagdigian provided specific information regarding Proposition 65-listed chemicals and chemicals listed under AB2588 (Toxic Hot Spots). Dr. Dagdigian's testimony was used to provide a strong defense for the client which included a detailed explanation of how all mixtures of chemicals could be traced to individual chemical compounds in the client's MSDS system, how to use the MSDS system to trace all Proposition 65 chemicals automatically, and how the client uses the MSDS system to monitor manufacturing activities where Proposition 65 chemicals are used.
- For a confidential client, Dr. Dagdigian was the lead expert witness for the plaintiffs in a case involving contamination of a 600 acre commercial/light industrial park by releases of jet fuel, leaded gasoline, unleaded gasoline, and various refinery intermediates. Three entities (two pipeline companies and large oil refinery) were involved in the releases of the above materials, which eventually resulted in six groundwater plumes, which were commingled in various locations on the property. Among other demands, the plaintiffs asked for cleanup costs and full indemnification from future liabilities. Dr. Dagdigian was responsible for reviewing existing site characterization data produced by a variety of consultants for various clients, integrating the all site characterization data into a single database, developing and implementing an expedited sampling program, which allowed for determination of the extent of contamination and an allocation to the responsible parties. In addition, Dr. Dagdigian was responsible for preparing and defending in court a remedial action plan and corresponding remedial cost estimates. As a result of Dr. Dagdigian's efforts, two of the defendants settled out of court meeting the plaintiff's demands and with respect to the third defendant, the jury found in favor of the plaintiff.
- Dr. Dagdigian testified in a bench trial on behalf of Defendant Kemira Water Solutions, Inc. ("KWS") (ECF Case: 11-cv-1686 (KBF) (KNF)) in US Federal Court. Dr. Dagdigian was retained by counsel for KWS to provide opinions regarding the response and clean-up actions taken by Plaintiff APL CO. PTE. LD. ("APL") with respect to two shipments of ferrous chloride crystals which leaked while on board trans-Pacific container ships and caused the need for a lengthy and costly cleanup at two sites in the Port of Los Angeles. Dr. Dagdigian was also asked to advise on regulatory issues pertaining to various environmental statutes and regulations, including the Comprehensive Environmental Response, Compensation and Liability Act

(“CERCLA”) and the application of the National Contingency Plan (“NCP”) for cost recovery under CERCLA.

- Dr. Dagdigian was retained by counsel for the property owner of a strip mall in Las Vegas, Nevada that had a dry cleaning tenant that caused PCE soil and groundwater contamination. Dr. Dagdigian designed the investigation, feasibility study and remedial action plan for the dry cleaner. The investigation was accelerated because the dry cleaner was situated immediately adjacent to a residential area. Investigation results showed a PCE plume in soil and groundwater extending from the strip mall to the residential area. A feasibility study was conducted and using the results of a cost benefit analysis, the Nevada Department of Environmental Protection (NDEP) approved a remedial action plan which was limited to onsite removal of impacted soil and groundwater.
- Dr. Dagdigian was retained by counsel for a bulk fuel shipping/distribution terminal in northern California. He served as expert witness for the defendant against claims by neighboring residents that concentrations of benzene were present in the indoor air of their homes as a result of vapor intrusion from impacted groundwater. Dr. Dagdigian designed and directed the evaluation of a commingled groundwater plume of petroleum hydrocarbons from the defendant’s facility and chlorinated solvents (PCE and TCE) originating from a neighboring facility. Although PCE and TCE were present in the groundwater beneath the residential neighborhood, additional groundwater sampling was performed which showed that benzene was not. A study of historical records revealed an additional possible source in the form of a fuel UST in the former railroad right-of-way that other parties in the litigation had not discovered. The presence of the UST was confirmed by excavation. Dr. Dagdigian prepared an expert report and provided deposition testimony on behalf of the defendant which resulted in a favorable settlement.
- Dr. Dagdigian was retained as an expert witness by counsel for a retail shopping center in Cerritos, CA that was underlain by a large PCE/TCE groundwater plume that included elevated groundwater concentrations suggesting the presence of DNAPL. The property formerly housed an automobile repair facility and in recent years a tenant dry cleaning facility. Dr. Dagdigian evaluated all historical areas of concern to identify potential source areas that included video inspections of the public sewer system adjacent to the property. Dr. Dagdigian also developed a sampling plan to collect multi-depth groundwater samples in the immediate area of the sewer. This information together with the existing groundwater data was input into a GIS model and 3D animation was used to conclude the release point of PCE/TCE was from the public sewer. Dr. Dagdigian performed a forensic analysis of all potential sources onsite and offsite, evaluated chemical fate and transport and testified in court on behalf of the plaintiff to show that the solvents originated from the sewer within the public right-of-way that had migrated from offsite onto the property. Dr. Dagdigian prepared a summary of past and estimated future response costs for assessment and remediation of the groundwater plume. Dr. Dagdigian’s testimony resulted in a favorable settlement for the client.
- Dr. Dagdigian was retained by counsel for a former aerospace manufacturing facility in Redondo Beach to evaluate environmental liabilities associated with an existing groundwater plume. The site contained 4 groundwater plumes that were commingled and contaminated with TCE, PCE, TCA, DCE, and hexavalent chromium. The purpose of Dr. Dagdigian’s evaluation was to facilitate the sale of the property and estimate the cost for future assessment/remediation for

insurance purposes. The property was redeveloped in the 1990s as a retail shopping center, the responsible party was no longer financially viable and no environmental work had been performed for approximately five years. Dr. Dagdigian performed a study to identify historical source areas and areas of known contamination which was used to evaluate the effectiveness of previous remediation efforts including soil vapor extraction and groundwater pump and treat. Sampling of the existing groundwater well network was performed to assess the current conditions. A report was prepared which recommended a proposed scope of work, estimated schedule and costs to achieve site closure from the RWQCB. Work continued on behalf of the buyer, which included performing offsite groundwater sampling to further evaluate the extent of the groundwater plumes. A neighboring dry cleaning facility was identified as a likely contributing source of PCE to groundwater in a portion of the site forming a commingled plume together with petroleum hydrocarbons from a neighboring gasoline service station. Data indicate that closure can be achieved by monitored natural attenuation.

- Dr. Dagdigian was retained by a plaintiff property owner of 200+ acres against a tenant oil exploration and extraction company. The case was filed to enforce lease requirements that the oil company return the property to clean and safe conditions following oil production activities. The case involved evaluating over 100 areas of concern via the collection of soil samples, calculating costs associated with 1) remediating soil impacted as a result of oil exploration and storage (determined to be 180,000 tons); 2) the removal of oilfield infrastructure (roads, well pads, wells, well vaults, tanks, tank foundations, secondary containment berms, piping, heater treaters, etc.) ; 3) regrading the property to pre-lease grade; and 4) regulatory oversight, permitting, reporting and closure. Based on Dr. Dagdigian's environmental assessment and remediation calculations, the defendant settled the case before trial and was compelled to perform the required cleanup.
- Dr. Dagdigian was retained as an expert by a defendant oil production company to evaluate alleged chemical exposure to a resident leasing a house within an oil field. The plaintiff claimed health effects due to oil company operations. Dr. Dagdigian was retained to determine whether air contaminants alleged to be present and the source of health effects were i) from household or other products present at the residence; ii) present in concentrations which could result in acute or chronic health affects; iii) present in air from oil field extraction, storage and refining activities. Waterstone reviewed opposing expert depositions and provided counsel information related to errors in plaintiff's method of sample collection and data analysis that resulted in inaccurate conclusions. Waterstone collected air samples, performed a bench scale study, and showed that air contaminants inside the residential structure did not match air contaminants in the area of the oil field extraction activities, storage tanks, or refining activities. Dr. Dagdigian's conclusions indicated that there were no chemical concentrations inside the residence that were related to oil production activities.

Forensic Chemical Analysis

As a Ph.D. chemist, Dr. Dagdigian has been retained frequently to perform forensic chemical analysis. Dr. Dagdigian uses environmental forensics to develop a clearer understanding of the source(s) of the chemical contaminants, the time since chemical release, and how chemicals have moved through the environment. Dr. Dagdigian uses his understanding of chemistry and physics and how chemicals interact in the environment. Additionally, Dr. Dagdigian has used forensic analysis to support responsible party allocations in situations involving commingled plumes, track the fate and transport of the chemicals in the

environment, and determine the extent to which remediation has successfully removed chemical mass from the environment.

- Dr. Dagdigian was the lead expert witness in a case involving petroleum hydrocarbon contamination of commercial/industrial park from an inter-refinery pipeline used by one oil refinery versus contamination from a second oil refinery located adjacent to the commercial/industrial park. Dr. Dagdigian performed an exhaustive forensic analysis using soil, soil vapor, groundwater and free product data to demonstrate the source of soil and groundwater contamination on the property. In addition to the traditional environmental analyses typically performed on these media, a more focused forensic analysis was performed. For the contaminated soil and free product media, this additional forensic analysis included full PIANO fingerprinting, stable isotope analysis, GC/FID analysis, full fuel oxygenate analysis, and lead alkyl analysis. For the vapor phase media, forensic chemical analysis included vapor flux rate studies and full GC/MS characterization of the vapors. The types and concentrations of the fuel oxygenates and lead alkyls allowed Dr. Dagdigian to demonstrate that the contamination was caused by a release of leaded gasoline and aviation fuel which had been produced between 1960 to 1980. In addition, several marker chemicals were identified in the groundwater, which confirmed the source as the inter-refinery pipeline and not the adjacent oil refinery.
- Dr. Dagdigian was retained as the environmental expert in a case involving a commingled gasoline plume from two nearby gasoline stations. The case involved determining whether the gasoline plumes were in fact commingled and, if they were commingled, allocation of remediation costs to each responsible party. Dr. Dagdigian performed a forensic analysis on the free product to determine whether the free product found on the subject gasoline station came from the nearby gasoline station. This forensic evaluation included full PIANO fingerprinting, stable isotope analysis, GC/FID analysis, full fuel oxygenate analysis, and lead alkyl analysis. Evaluation of the rate of evaporation of the volatile components and water washing and biodegradation of selected components were incorporated into the forensic analysis to demonstrate that the plume from the nearby gasoline station had indeed impacted the subject gasoline station. The analysis also showed that approximately 80% of the groundwater contamination on the subject gasoline was the result of a release from the neighboring gasoline station.
- Dr. Dagdigian has successfully used his extensive knowledge of chemistry to negotiate innovative and cost-effective remediation measures with the Regional Water Quality Control Board regarding Freon and acetone impact in groundwater at a former paint manufacturing company. By developing a conceptual model describing how different chemicals are retained by soils, chemical vapor pressures, and the chemical behavior of acetone and Freon in vapor, soil, and groundwater, Dr. Dagdigian negotiated a single episode of groundwater extraction in place of a lengthy pump and treat or air sparging system for the client.

Chemical Fate and Transport

- Dr. Dagdigian proposed a conceptual model for the movement of various metals through soil including Chromium VI, nickel, lead, zinc, and copper to support closure of a facility leased by a major chemical manufacturer. He explained the nature of the molecular size and properties of the metals and how they migrate in soil and groundwater. The presentation of this conceptual model to the California EPA Department of Toxic Substances Control proved that deep groundwater

was not affected by metals and the site received closure under the Department's Voluntary Cleanup Program.

- Dr. Dagdigian used his conceptual modeling experience and understanding of chemical behavior in the subsurface to provide evidence that polynuclear aromatic hydrocarbons (PAHs) had not been fully addressed by a prior gas utility site owner. Dr. Dagdigian presented a conceptual model illustrating the migration of PAHs in soil and groundwater and provided a prediction of where the PAHs migrated by providing an explanation of PAH migration rates, solubility, volatility and methods of PAH movement in the environment. The results of Dr. Dagdigian's presentation caused the prior owner to expand its characterization of the site, increase the remediation efforts, and perform a more complete cleanup. The original remediation estimate, which included the removal of 7,000 tons of soil, was revised to the removal of 17,000 tons of soil based on the conceptual model.

Site Assessment and Remediation

- Dr. Dagdigian was retained to complete soil and groundwater investigations associated with a former plating facility in Carson, California. The soil and groundwater at the facility were impacted with tetrachloroethene (PCE) from operation of a former metals degreasing unit (solvent degreaser). Groundwater beneath the site was impacted by PCE and hexavalent chromium (Cr+6) from an unknown release associated with shop operations. Dr. Dagdigian supervised soil remediation via excavation to remove impacted soil beneath the former solvent degreaser area. Groundwater investigations included vertical characterization of PCE and other contaminants within the first aquifer utilizing a cone penetration testing rig and multi-depth Hydropunch sampling. Additionally, discrete sampling was conducted throughout a 50-foot thick shallow water bearing zone and collection of the groundwater from a deeper regional aquifer (Gardena Aquifer). Subsequent groundwater investigations included offsite installation of triple nested groundwater monitoring wells to monitor water quality in the top, middle and bottom portions of the impacted shallow water bearing zone. An interim remedial action plan was submitted to the LARWQCB, which contained a containment/barrier approach to limit further migration of the PCE plume utilizing in-well air-stripping wells and in situ chemical oxidation to reduce the chemical mass in the highest concentrations portion of the plume. Site pilot testing of remedial technologies and additional plume characterization will be conducted prior to implementation of a full scale multi-approach remedial system(s) on and offsite in the near future.
- Dr. Dagdigian was retained to perform a groundwater investigation of a former nuclear testing site in Goleta, California under the oversight of the Central Coast Regional Water Quality Control Board. TCE-contaminated groundwater was discovered in shallow groundwater beneath the property. Dr. Dagdigian performed historical research using several sources and implemented an intensive groundwater sampling program. The results indicated that a neighboring property owner was wholly responsible for the TCE plume.
- Dr. Dagdigian was retained to perform a groundwater investigation in the City of Commerce under the oversight of the Department of Toxic Substances Control (DTSC). PCE and TCE contaminated soil and groundwater was discovered beneath a former vapor degreaser area (VDA) on the property which was a former pipe and tube manufacturing facility. Following the removal of the VDA and subsequent remediation by excavation of the shallow soil, a "No Further Action" letter was issued regarding the soil issues. Dr. Dagdigian was able to successfully establish,

through historical research, evaluation of previously collected subsurface data, and an intensive soil and groundwater sampling program, both the extent of impacted groundwater and the geometry of the underlying perched aquifer and aquiclude. This led to a series of meetings with DTSC project managers, as well as geologists from the Geological Services Unit (GSU), to establish both a revised conceptual site model of the complex subsurface geology and a final approach towards site closure which included monitored natural attenuation (MNA) coupled with groundwater monitoring activities utilizing low-flow purging and sampling techniques.

- Dr. Dagdigian directed a site investigation which included the collection and analysis of the following soil vapor, soil, and groundwater samples:
 - Collection and analysis of 127 soil vapor samples
 - Collection and analysis of 126 soil samples from 79 locations
 - Collection and analysis of 189 water samples from 113 locations; of these, 94 samples were collected from deeper saturated zones beneath the Property
 - Interpretation of subsurface geology and identification of six discrete groundwater flow zones within 60 feet of surface from the installation and description of 30 deep borings, seven of which were continuously cored.

Dr. Dagdigian's Phase II investigation led to the identification of two areas of concern on the site. One area consisted of soil and groundwater contamination was clearly the result of onsite sources. This area was remediated by excavation. The second area was the result of offsite sources. Waterstone prepared a document clearly showing the path of migration from offsite sources and supported all hypotheses with information from several flow zones from beneath the property. Following remediation of the onsite area, the RWQCB closed the site without further remediation, prepared letters ordering additional work from offsite sources, and permitted our client to abandon all groundwater monitoring wells on the site.

As a result of the investigation, remediation, and negotiation of closure directed by Dr. Dagdigian, our client was able to sell the property at full market price less than 1.5 years following the initiation of the original investigation. Waterstone has performed litigation support services that allowed the client to recoup 50% of the costs of performing the Phase II investigation and remediation from the responsible parties of the offsite source of contamination.

- Dr. Dagdigian was retained to evaluate environmental issues associated with a large paint manufacturing facility included a spray paint canning operation. Freon, chloroform, and carbon tetrachloride were contaminants of concern in vapor. Dr. Dagdigian studied the movement and pattern of contaminant transport and provided evidence that these compounds in soil vapor would naturally attenuate. The oversight agency agreed and no further action was required for Freon.

Wastewater Treatment Systems

- Designed a wastewater treatment facility for treating metal plating wastes at a major southern California aerospace facility.
- Managed the design and start-up of five wastewater treatment facilities for a large U.S. battery manufacturer to remove lead, copper, and zinc metals.

- Managed the design and start-up of three wastewater treatment facilities for plating operations of several aerospace fastener manufacturers. These wastewater treatment facilities included heavy metal removal, chrome reduction, cyanide oxidation chemistry, and process engineering.
- Managed the environmental audit, facility design, and facility start-up of two wastewater treatment facilities for an electrical connector manufacturer. These wastewater treatment facilities included heavy metal removal, chrome reduction, cyanide oxidation chemistry and process engineering.
- Modified cyanide treatment systems for several electroplaters from single-phase chlorine systems to dual-phase hypochlorite treatment systems.

Property Transaction Environmental Assessments

- Principal-in-Charge of the Phase I environmental assessment and site characterization of a chemical facility in southern California undergoing closure. Previous site uses included the production of clay adsorbent for petroleum refining, the manufacture of acid-leached clays used for purifying cooking oils, fuels, and other similar materials, and the production of fluid cracking catalyst and zeolites. Elements of the project include identification of historical chemical use/storage areas; site inspection; soil and groundwater investigation to determine any chemical impact to the site; and evaluation of remedial options.
- Principal-in-Charge of a fast-track environmental assessment program conducted under attorney-client privilege. Oversaw a team of assessors who reviewed over 90 Phase I assessments, conducted 48 neighboring property assessments and nine Phase I assessments, and assessed potential remediation costs within a six-week period. Tabular summaries of results were successfully used by the client in negotiations with the property seller.
- Provided oversight for the review of a Phase I environmental assessment of three ski areas for a potential buyer. Provided comments and recommendations, developed potential cleanup costs, and evaluated landslide and mining waste reports.
- Principal-in-Charge of a due diligence investigation of 215 Alpha Beta grocery store facilities. The project involved site inspections, underground tank research, groundwater data research, ranking the potential impact from neighboring "listed" sites, and soil sampling at facilities with potential hazardous materials impact. Created a database for managing the information collected during the investigation. The database produced issue-specific (i.e., underground storage tanks, historical property usage, etc.) and site-specific reports. The client received bi-weekly status reports, and a final report, which was issued eight weeks following commencement of the project.
- Principal-in-Charge of multi-site environmental assessment of industrial, retail, and undeveloped properties located in California, Arizona, Colorado, and Oregon on behalf of a national real estate corporation. The 72 properties, ranging in size from two to 300-acres, and buildings on the properties, up to 400,000 square feet in size, were assessed in a five-week period for evidence of potential on-site soil and groundwater contamination and asbestos-containing materials (ACM). The assessments combined review of regulatory agency files, field inspections, and site specific soil sampling programs, and proposed to evaluate the presence of contamination at 25 of the properties.
- Developed the methodology for performing assessments of 419 retail, commercial, industrial, research & development, office, and residential properties in the midwest and western United

States for a major California developer. Orchestrated the activities of a 3-office team to complete property file reviews, agency research, and site inspections for 275 of the properties. Final deliverable included a 15-volume, 3-inch binder set of reports, and three volumes of summaries and matrices.

- Project Director for a property transaction environmental assessment of 15 properties for Young's Market, a food and liquor distributor. Provided both Phase I and Phase II services.
- Project Director for the environmental assessment of 25 light industrial and warehouse facilities in a business park that is located within a National Priorities List (NPL) Superfund area. The purpose of the investigation was to evaluate the impact of the regional groundwater contamination on the subject site, and to assess the likelihood that activities currently or formerly conducted at the subject facilities and/or neighboring facilities impacted soil or groundwater underlying the subject property.
- Project Manager for a property transaction environmental assessment for Trammell Crow, a major national development company. Provided Phase I, Phase II, and asbestos sampling services for 66 properties located in the Western United States. The project was completed within six weeks, in conjunction of Jones, Day, Reavis & Pogue, a national law firm.
- Project Manager for a property transaction environmental assessment of a 900-acre oil and gas field located in southern California. The site originated in the 1920's, and included a natural gas plant, a wastewater treatment facility, a facility support yard, 300 oil wells, 95 tank farms, 51 sumps/pits, 17 catch basins, and 57 potential disposal sites. The project entailed the visual inspection and documentation of the condition of each well, tank farm, and sump; verification of the presence of each potential disposal site; inspection of the gas plant, support yard and wastewater treatment facilities; a historical records search; review of aerial photographs and company files; plotting of site observations on area maps; and preparation of final report.

Environmental Compliance Audits

- Principal-in-Charge of an environmental health and safety compliance audit of a major airline jet engine refurbishing facility in southern California. Facility operations included metal plating and machining, parts cleaning, abrasive blasting, welding, engine testing, and painting and dye penetration testing. The facility was evaluated through inspection, review of files, and personnel interviews. A single report was prepared that documented the facility's environmental compliance status with federal, state, and local regulations regarding hazardous waste and hazardous substance management, water quality and air emissions control, underground storage tank management, and health and safety compliance.
- Principal-in-Charge of a property acquisition environmental compliance audit of five corrugated manufacturing facilities in southern California. Project involved the evaluation of potential chemical impact to the property from operations conducted at each facility, and the environmental compliance status of each facility. Documented findings and provided recommendations and associated costs for each facility to achieve compliance.
- Project Manager for an environmental audit for a major cement manufacturer. The facility audited contained cement quarry, cement kiln, and cement packaging operations. Performed audit of environmental record keeping to ensure completion of proper reports, and designed a system for continued compliance.

Waste Minimization

- Principal-in-Charge of Hazardous Waste Source Reduction and Management Review Act of 1989 (SB14) compliance project for a major oil corporation's lube plant and terminal facility in southern California. Evaluated the hazardous waste generating processes at the lube plant and terminal, and prepared a Hazardous Waste Management Performance Report and Report Summary, and Source Reduction Evaluation Review, Plan, and Plan Summary within a six-week period. Tasks included performing facility inspections and document review to estimate the total quantity of hazardous waste generated for the reporting year; identifying, evaluating, and selecting source reduction measures for each routinely generated hazardous waste stream; addressing the effectiveness of each selected measure in reducing hazardous waste and releases to all media; and preparing a timetable for implementing selected measures.
- Principal-in-Charge of SB14 project for an aluminum can manufacturing and aluminum extrusion facility. Project required the completion of a source reduction evaluation plan, waste management report, and related summaries. Oversaw data collection and review; identification and documentation of waste generating operations and past source reduction measures; and identification, evaluation, selection, and documentation of source reduction measures.
- Conducted a waste minimization audit of an aerospace plating facility, which reduced dragout by 40 percent and water usage by 50 percent with no impact on product quality or major capital expense.
- Conducted a source reduction program at a southern California aerospace metal finishing facility to meet pre-treatment requirements.
- Performed water and chemical mass balance studies for numerous plating shops to investigate wastewater treatment problems and waste minimization opportunities.

Air Resources Management

- Project Manager on several AB 2588 Toxics "Hot Spots" Emission inventory plans and reports throughout southern California.
- Project Manager for an Emission Inventory Plan for a circuit board manufacturer. Prepared Emission Inventory Plan; inventoried all chemicals emitted from the plant, which came under jurisdiction of AB 2588; developed methods to calculate emissions of those chemicals; designed and completed flow diagrams to describe how the chemicals were used and emitted.
- Managed the "Hot Spots" (AB 2588) evaluation of regulated chemicals for large semi-conductor electronics manufacturing firm within a 5 week time frame. Facility evaluation involved emissions from five buildings.
- Project Manager for review of an Emission Inventory Plan provided by another consultant for a major aerospace client. Reviewed the plan and prepared a critique for review by the client.
- Project Manager for an Emission Inventory Plan for a major aerospace manufacturing facility. Prepared an Emission Inventory Plan; inventoried all chemicals emitted from the plant, which came under jurisdiction of AB 2588; developed methods to calculate emissions of those

chemicals; designed and completed flow diagrams to describe how the chemicals were used and emitted.

Accelerated Site Investigation and Closure

- Principal-In-Charge for a comprehensive Phase II investigation associated with potential environmental issues created by the historical use of approximately 20 properties as retail paint stores. The goal of the environmental work performed on these sites was to evaluate all potential environmental issues to prepare each parcel for sale as part of liquidation proceedings for a large portfolio. An additional stipulation was to minimize the future liability of the client by performing comprehensive, exhaustive investigation of all potential environmental issues for each property.

Investigations were performed by collecting samples of soil vapor, soil, and groundwater using hand auger, hollow stem auger, geoprobe, dual wall casing, and cone penetrometer methods. Dr. Dagdigian negotiated closure with several different agencies including the California Regional Water Quality Control Board, the California Department of Toxic Substances Control, the County of San Diego Hazardous Materials Management Division, the Alameda County Department of Environmental Health, and various local oversight agencies such as city Fire Departments.

- As Principal-In-Charge, supervised Phase II sampling on a 33 acre oil field parcel where gas plant operations, oil production, and crude oil storage have been performed since 1902. Used Phase II data to prepare remediation cost calculations for the purposes of transferring the property to a new owner.
- As Principal-In-Charge for a southern California oil production company, oversaw the Phase II investigation, risk assessment activities, and preparation and implementation of a remedial action plan to remove 1100 cubic yards of soil from a site where oil production activities had been performed since the 1920's. First sampling through final closure report was performed in less than 3 months to meet a client-mandated deadline for marketing the property.
- For a Southern California home builder, participated in the design and implementation of an accelerated remediation of a former oilfield property where the discovery of sump materials stopped construction of homes in three different areas. Disposal of thousands of cubic yards of soil to the former oil operator's bioremediation cell was required within a one week timeframe to allow the building schedule to resume as planned. After all visible contamination was removed and confirmation samples were collected, the resultant data was used in a risk assessment for the site. Dr. Dagdigian then negotiated the accelerated issuance of a site closure letter with the Los Angeles Region of the Regional Water Quality Control Board.
- Principal-In-Charge for the Phase I Environmental Assessment of a warehouse property formerly owned by a large oil company. Air photo review revealed that a large ponded area had existed on the property for many years during the time it was owned by the oil company. Subsequent sampling of this potential environmental issue indicated that diesel range hydrocarbons existed in this area. Dr. Dagdigian oversaw the lateral and vertical extent sampling and oversaw a risk assessment, which indicated that the area posed no threat to human health and the environment or groundwater. Dr. Dagdigian's personnel determined that the Voluntary Cleanup Program administered by the California Department of Toxic Substances Control was the appropriate route to the most timely environmental closure of the site.

- Due to a very strict escrow deadline on this property, Waterstone personnel involved local city officials to assist in negotiations with the Department of Toxic Substances Control to speed closure. Waterstone personnel were successful in negotiating a full site closure from the Department of Toxic Substances Control in 12 business days, allowing the sale to be consummated. According to Department of Toxic Substances Control personnel, this was the most accelerated timeline for closure under its Voluntary Cleanup Program to date at that time.

The client retained Dr. Dagdigian to provide environmental assessment, remedial investigation, remediation, and supervision of risk assessment activities to negotiate environmental closure of the site so that the property could be returned to the owner without future liability to the client. An accelerated investigation/remediation was performed to allow the client to return the property to its owners in 10 months, far ahead of the 1.5 to 2 years customarily required by agency guidelines. After submittal of this site closure report to the Department of Toxic Substances Control under its Voluntary Cleanup Program, a 'No Further Action' decision was received for metals-impacted soil at the facility.

- As Principal-In-Charge, Dr. Dagdigian conducted a remedial investigation of soil and groundwater and remediation cost estimate for a bankrupt paint manufacturing facility. In the 1950s and 1960s this facility was the largest paint producer in the western United States. A large tank farm of raw materials was located on the facility and consisted of over 50 aboveground tanks, and approximately 12 former underground storage tank locations along with hundreds of linear feet of associated product lines leading into manufacturing areas. Manufacturing areas included solvent-based paint production, water-based paint production, aerosol paint packaging, and the manufacture of lacquers and thinners.
- Dr. Dagdigian supervised the collection and analysis of approximately 100 soil vapor samples, and 50 soil samples from over 120 sampling locations on the property. Areas of chemical impact identified through this investigation were further investigated to provide lateral and vertical extent characterization. Dr. Dagdigian is in the process of completing a Preliminary Endangerment Assessment (which includes risk assessment) for the property prior to submittal of this case into the Voluntary Cleanup Program with the California Department of Toxic Substances Control.

Computer Programming and Modeling

- Designed and wrote a chemical mass balance model to demonstrate that oil field wastewater had contaminated three aquifers used for drinking and agricultural irrigation water. The model was presented in deposition and jury trial testimony and the client was awarded damages based on Dr. Dagdigian's testimony.
- Designed and wrote a computer program to model wastewater treatment facility operations. The program took wastewater stream input data and performed mass balance type calculations; performed engineering design basis calculations; determined future chemical use rates; and determined capital and O&M costs.
- Designed and co-wrote a database software system to manage MSDS's, associated chemical manufacturers and contacts, associated CAS chemical components, and physical properties of chemicals and MSDS's. The software system also performed air emission calculations, and was able to receive input into a laws database and determine which MSDS's were affected by various environmental legislation. The program tracked the locations of all chemicals used, as well as the source points at which air emissions left the facility. The program utilized chemical emission

locations and chemical physical properties to calculate air emissions using various models that are pre-programmed into the system. Users are able to easily create reports that manipulate all of the above information.

Professional Affiliations

American Electroplaters and Surface Finishers Society
American Chemical Society

Specialized Training and Certifications

Certified Electroplater/Finisher

Publications

A. M. Holbrow, A. Keller, J. V. Dagdigian, C. Amantea, "Identifying Potential Liabilities Associated with Business Transactions," Journal of Environmental Law. May/June 1994.

M. McCullough, J. Dagdigian, A. Holbrow, R. Seguy, and R. Currie, "Implementing a Regulatory Compliance Program for Air Toxics, " in Proceedings of A&WMA Specialty Conference on New Hazardous Air Pollutant Laws and Regulations: Their Impact on Industry, Government and the Public, Air & Waste Management Association, 1992.

M. L. McCullough, J. V. Dagdigian, R. A. Seguy, and C. V. Vukmanic, "An Essay on Waste Source Reduction through Conservation of Process Power and Water," in Proceedings of Minimization and Recycling of Industrial and Hazardous Waste '92, Hazardous Materials Control Research Institute, 1992.

M. L. McCullough, J.V. Dagdigian, and M.L. Walker, "Responding to Findings of Violation and Orders Pursuant to the Clean Water Act," in Proceedings of the 1992 Industrial Environmental Association Annual Conference," Industrial Environmental Association, 1992.

M.L. McCullough, J.V. Dagdigian, and A.M. Holbrow, "Developing Air Compliance Programs," in Proceedings of the 1992 Industrial Environmental Association Annual Conference," Industrial Environmental Association, 1992.

M. L. McCullough, J. V. Dagdigian, and C. N. Parris, "Evaluating Soil Washing for Removing Petroleum Hydrocarbon and Metals Contamination," in Proceedings of Superfund '92, Hazardous Materials Control Research Institute, 1992.

M. L. McCullough and J. V. Dagdigian, "Evaluating Regulatory Issues and Emission Control Equipment for Air Toxics Applications, "Remediation, Vol. 2, No. 4: 15-38.

M. L. McCullough, and J. V. Dagdigian, "Evaluation of Remedial Options for Treatment of Heavy Metal and Petroleum Hydrocarbon Contaminated Soil, "Remediation, Vol. 3, No. 2: 1-30.

M. L. McCullough, J. V. Dagdigian, and M. L. Walker, "Responding to a Finding of Violation of Order Under the Clean Water Act," Environmental Regulation, Vol. 3, No. 3: 1-12.

M. L. McCullough, J. V. Dagdigian, A. M. Holbrow, "Developing Air Compliance Plans," presented at the Eighth Annual EA Environmental Compliance Conference, San Diego, CA, August 1992.

Professional Instruction

Since 1992, Dr. Dagdigian has taught classes for the University of California, Irvine, Extension Program for Environmental Management including:

- *Introduction to Site Characterization and Environmental Auditing*
- *Introductory Chemistry of Hazardous Materials*
- *Environmental Management*

Appendix B

User Questionnaire

Waterstone Environmental, Inc.

Phase I Environmental Site Assessment (ESA)

ASTM E 1527-13 User Questionnaire

Phase I ESA Site Address 129 W. 3rd ST. LOS ANGELES, CA 90013

Page 1 of 2

Signature of Representative: 

Name of Representative: STEVE COHEN **Company:** _____
(Please print) (Please print)

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the "*Brownfields Amendments*"), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

(1) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

No

(2) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

No

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

Waterstone Environmental, Inc.
Phase I Environmental Site Assessment (ESA)
ASTM E 1527-13 User Questionnaire

Phase I ESA Site Address 129 W. 3RD ST LO ANGELES, CA 90013

Page 2 of 2

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

YES

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30). Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*,

(a.) Do you know the past uses of the *property*?

YES, PARKING LOT

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

NO

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

NO

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

NO

(6.) The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

NO

Appendix C

Lien Report



ENVIRONMENTAL LIEN AND AUL REPORT

Order Number:
79-126268-47

Subject Property:
**129 WEST 3RD STREET
LOS ANGELES, CA 90013**

Completed:
02/19/2020

Effective:
02/05/2020

AFX RESEARCH, LLC

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ENVIRONMENTAL LIEN AND AUL REPORT

(pg. 2 of 9)

Order #: 79-126268-47 | Completed: 02/19/2020 | Effective: 02/05/2020

SOURCES SEARCHED

- Source 1: LOS ANGELES COUNTY RECORDER'S OFFICE
Source 2: CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

TARGET PROPERTY

Current Owner(s): LORIN B. FLYER, TRUSTEE OF THE LORIN FLYER TRUST UNDER THE WILL OF HOWARD M. FOX, AS TO AN UNDIVIDED 50% INTEREST AND ALAN D. COHEN AS TO AN UNDIVIDED 16.875% INTEREST, STEVEN I. COHEN AS TO AN UNDIVIDED 16.875% INTEREST, ARTHUR J. QUINN AS TO AN UNDIVIDED 11.25% INTEREST AND DEANNA QUINN AS TO AN UNDIVIDED 5% INTEREST

Street Address: 129 WEST 3RD STREET

City, State Zip Code: LOS ANGELES, CA 90013

APN/Parcel/PIN: 5149-007-007

County: LOS ANGELES

Legal Description: THE SOUTHWESTERLY 98 FEET OF LOT 6 IN BLOCK 3 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 66 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Note: DEEDS SHOW PERCENTAGE.

PROPERTY OWNERSHIP

Instrument 1. QUIT CLAIM DEED

Date Recorded: 01/04/2017

Instrument: 20170009946

Dated: 11/29/2016

Grantor(s): STEVEN I. COHEN, SUCCESSOR TRUSTEE OF THE EDDIE QUINN LIVING TRUST DATED JANUARY 31, 2008

Grantee(s): STEVEN I. COHEN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 5.625% INTEREST, ALAN D. COHEN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 5.625% INTEREST

Notes: AFFIDAVIT DEATH OF TRUSTEE EDDIE QUINN DECEASED ON 07/01/2016 RECORDED ON 01/04/2017 IN INSTRUMENT NO. 20170009945.

Instrument 2. GRANT DEED

Date Recorded: 12/04/2015

Instrument: 20151524118

Dated: 06/05/2015

Grantor(s): BARBARA CHAVEZ, TRUSTEE OF THE BARBARA CHAVEZ TRUST UNDER THE WILL OF HOWARD M. FOX

Grantee(s): LORIN B. FLYER, TRUSTEE OF THE LORIN FLYER TRUST UNDER THE WILL OF HOWARD M. FOX ITS UNDIVIDED TWENTY-FIVE PERCENT (25%)



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ENVIRONMENTAL LIEN AND AUL REPORT

(pg. 3 of 9)

Order #: 79-126268-47 | Completed: 02/19/2020 | Effective: 02/05/2020

PROPERTY OWNERSHIP (con't...)

Instrument 3. GRANT DEED

Date Recorded: 09/14/2010 Instrument: 20101290914
Dated: 03/24/2009
Grantor(s): EDWIN P. QUINN, A SINGLE MAN (A.K.A EDDIE P. QUINN)
Grantee(s): EDDIE QUINN, TRUSTEE OF THE EDDIE QUINN LIVING TRUST, DATED JANUARY 31, 2008, AN UNDIVIDED 11.25% INTEREST

Instrument 4. QUIT CLAIM DEED

Date Recorded: 09/14/2010 Instrument: 20101290913
Dated: 03/24/2009
Grantor(s): EDDIE P. QUINN AND STEVEN I. COHEN, SUCCESSOR CO-TRUSTEES OF TRUST DATED OCTOBER 17, 1980
Grantee(s): EDDIE P. QUINN, A SINGLE MAN, ARTHUR J. QUINN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, ALAN D. COHEN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, STEVEN I. COHEN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, EACH AS TO AN UNDIVIDED 6.25% INTEREST
Notes: AFFIDAVIT DEATH OF TRUSTEE HARRY J. QUINN DECEASED ON 01/16/2003 AND RUTH QUINN DECEASED ON 08/24/2007 RECORDED ON 09/14/2010 IN INSTRUMENT NO. 20101290912

Instrument 5. QUIT CLAIM DEED

Date Recorded: 08/17/2009 Instrument: 20091260868
Dated: 08/07/2009
Grantor(s): LORIN B. FLYER AND BARBARA CHAVEZ, CO-TRUSTEES OF THE FAMILY TRUST UNDER THE WILL OF HOWARD M. FOX
Grantee(s): ALL OF THEIR UNDIVIDED FIFTY PERCENT (50%) INTEREST TO LORIN B. FLYER, TRUSTEE OF THE LORIN FLYER TRUST UNDER THE WILL OF HOWARD M. FOX, AS TO AN UNDIVIDED FIFTY (50%) , INTEREST (WHICH REPRESENTS AN UNDIVIDED TWENTY-FIVE PERCENT (25%) INTEREST IN THE ENTIRE PROPERTY), BARBARA CHAVEZ, TRUSTEE OF THE BARBARA CHAVEZ TRUST UNDER THE WILL OF HOWARD M. FOX, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST (WHICH REPRESENTS AN UNDIVIDED TWENTY-FIVE, (25%) INTEREST IN THE ENTIRE PROPERTY)
Notes: AFFIDAVIT DEATH OF TRUSTEE EVELYN SCHREIBER DECEASED ON 07/05/2008 RECORDED ON 01/20/2009 IN INSTRUMENT NO. 20090067388.

Instrument 6. DEED

Date Recorded: 06/23/2004 Instrument: 04 1608319
Dated: 05/19/2004
Grantor(s): RUTH QUINN, SUCCESSOR TRUSTEE OF THE QUINN FAMILY TRUST DATED OCTOBER 17, 1980
Grantee(s): RUTH QUINN, TRUSTEE OF THE QUINN FAMILY SURVIVOR'S TRUST DATED OCTOBER 17, 1980, AN UNDIVIDED TWENTY-FIVE PERCENT (25%) INTEREST



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<http://www.afxllc.com>

ENVIRONMENTAL LIEN AND AUL REPORT

(pg. 4 of 9)

Order #: 79-126268-47 | Completed: 02/19/2020 | Effective: 02/05/2020

PROPERTY OWNERSHIP (con't...)

Instrument 7. TRUSTEE'S DEED

Date Recorded: 07/02/1996 Instrument: 96-1049211
Dated: 06/20/1996
Grantor(s): WELLS FARGO BANK, EVELYN SCHREIBER, LORIN FLYER AND BARBARA CHAVEZ, AS SUCCESSOR CO-TRUSTEES OF THE FAMILY TRUST UNDER THE TRUST CREATED UNDER THE WILL OF HOWARD M. FOX, , DECEASED, BY ORDER OF THE LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. P582759, EXECUTED NOVEMBER 16, 1973
Grantee(s): EVELYN SCHREIBER, LORIN FLYER AND BARBARA CHAVEZ AS SUCCESSOR CO-TRUSTEES OF THE FAMILY TRUST UNDER THE TRUST CREATED UNDER THE WILL OF HOWARD M. FOX, DECEASED, BY ORDER OF, THE LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. P582759, EXECUTED NOVEMBER 16, 1973, AN UNDIVIDED ONE-HALF INTEREST

Instrument 8. QUIT CLAIM DEED

Date Recorded: 02/22/1993 Instrument: 93-328530
Dated: 02/22/1993
Grantor(s): QUINN FAMILY TRUST, UNDER DECLARATION OF TRUST DATED OCTOBER 17, 1980
Grantee(s): DEANNA QUINN, AN UNDIVIDED FIVE PERCENT (5%) INTEREST

Instrument 9. QUIT CLAIM DEED

Date Recorded: 12/04/1989 Instrument: 89-1942485
Dated: 12/01/1989
Grantor(s): DEANNA QUINN EDENS, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, AN UNDIVIDED FIVE PERCENT (5%) INTEREST
Grantee(s): QUINN FAMILY TRUST U/D/T OCTOBER 17, 1980

Instrument 10. GRANT DEED

Date Recorded: 11/06/1981 Instrument: 81-1105143
Dated: 07/21/1981
Grantor(s): HARRY J. QUINN AND RUTH QUINN, HUSBAND AND WIFE, AS THEIR COMMUNITY PROPERTY, AS TO AN UNDIVIDED TWENTY FIVE PERCENT (25%) INTEREST
Grantee(s): HARRY J. QUINN AND RUTH QUINN, TRUSTEES OF QUINN FAMILY TRUST, UNDER DECLARATION OF TRUST DATED OCTOBER 17, 1980

Instrument 11. QUIT CLAIM DEED

Date Recorded: 07/07/1981 Instrument: 81-677300
Dated: 06/15/1981
Grantor(s): JAMES F. EDENS, A MARRIED MAN, HUSBAND OF DEANNA QUINN EDENS
Grantee(s): DEANNA QUINN EDENS, A MARRIED WOMAN, AS HER SEPARATE PROPERTY



AFX RESEARCH, LLC

999 Monterey St. Suite 380, San Luis Obispo, CA 93401

Ph: (877) 848-5337 Fax: (800) 201-0620

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ENVIRONMENTAL LIEN AND AUL REPORT

(pg. 5 of 9)

Order #: 79-126268-47 | Completed: 02/19/2020 | Effective: 02/05/2020

PROPERTY OWNERSHIP (con't...)

Instrument 12. QUIT CLAIM DEED

Date Recorded: 05/11/1981

Instrument: 81-470895

Dated: 04/23/1981

Grantor(s): HARRY J. QUINN AND RUTH QUINN, HUSBAND AND WIFE, AS THEIR COMMUNITY PROPERTY, AS TO UNDIVIDED FIFTY PERCENT (50%) INTEREST

Grantee(s): ALAN D. COHEN, A SINGLE MAN, AN UNDIVIDED FIVE PERCENT (5%) INTEREST IN ONE-HUNDRED PERCENT (100%)

Instrument 13. QUIT CLAIM DEED

Date Recorded: 05/11/1981

Instrument: 81-470894

Dated: 04/23/1981

Grantor(s): HARRY J. QUINN AND RUTH QUINN, HUSBAND AND WIFE, AS THEIR COMMUNITY PROPERTY, AS TO UNDIVIDED FIFTY PERCENT (50%) INTEREST

Grantee(s): DEANNA QUINN EDENS, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, AN UNDIVIDED FIVE PERCENT (5%) INTEREST IN ONE-HUNDRED PERCENT (100%)

Instrument 14. QUIT CLAIM DEED

Date Recorded: 05/11/1981

Instrument: 81-470893

Dated: 04/23/1981

Grantor(s): HARRY J. QUINN AND RUTH QUINN, HUSBAND AND WIFE, AS THEIR COMMUNITY PROPERTY, AS TO UNDIVIDED FIFTY PERCENT (50%) INTEREST

Grantee(s): ARTHUR J. QUINN, A SINGLE MAN, AN UNDIVIDED FIVE PERCENT (5%) INTEREST IN ONE-HUNDRED PERCENT (100%)

Instrument 15. QUIT CLAIM DEED

Date Recorded: 05/11/1981

Instrument: 81-470892

Dated: 04/23/1981

Grantor(s): HARRY J. QUINN AND RUTH QUINN, HUSBAND AND WIFE, AS THEIR COMMUNITY PROPERTY, AS TO UNDIVIDED FIFTY PERCENT (50%) INTEREST

Grantee(s): EDWIN P. QUINN, AN UNMARRIED MAN, AS HIS SEPARATE PROPERTY, AN UNDIVIDED FIVE PERCENT (5%) INTEREST IN ONE-HUNDRED PERCENT (100%)

Instrument 16. QUIT CLAIM DEED

Date Recorded: 05/11/1981

Instrument: 81-470891

Dated: 04/23/1981

Grantor(s): HARRY J. QUINN AND RUTH QUINN, HUSBAND AND WIFE, AS THEIR COMMUNITY PROPERTY, AS TO UNDIVIDED FIFTY PERCENT (50%) INTEREST

Grantee(s): STEVEN I. COHEN, A SINGLE MAN, AN UNDIVIDED FIVE PERCENT (5%) INTEREST IN ONE-HUNDRED PERCENT (100%)



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ENVIRONMENTAL LIEN AND AUL REPORT

(pg. 6 of 9)

Order #: 79-126268-47 | Completed: 02/19/2020 | Effective: 02/05/2020

PROPERTY OWNERSHIP (con't...)

Instrument 17. GRANT DEED

Date Recorded: 03/21/1980

Instrument: 80-289794

Dated: 03/18/1980

Grantor(s): BARBARA CHAVEZ, A MARRIED WOMAN, DEALING WITH HER SEPARATE PROPERTY; LORIN FLYER, A MARRIED MAN, DEALING WITH HIS SEPARATE PROPERTY

Grantee(s): BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION; EVELYN SCHREIBER, BARBARA CHAVEZ AND LORIN FLYER, AS CO-TRUSTEES UNDER THE LAST WILL OF HOWARD M. FOX, DECEASED,, ESTABLISHED UNDER THE DECREE OF DISTRIBUTION OF THE COURT DATED NOVEMBER 16, 1973

Notes:

Instrument 18. QUIT CLAIM DEED

Date Recorded: 06/24/1975

Instrument: 197506242936

Dated: 11/15/1974

Grantor(s): GAYE A. FLYER, WIFE OF LORIN FLYER

Grantee(s): LORIN FLYER, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

Instrument 19. QUIT CLAIM DEED

Date Recorded: 06/24/1975

Instrument: 197506242935

Dated: 11/15/1974

Grantor(s): PETE L. CHAVEZ, HUSBAND AND BARBARA CHAVEZ

Grantee(s): BARBARA CHAVEZ, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY

Instrument 20. GRANT DEED

Date Recorded: 06/24/1975

Instrument: 197506242934

Dated: 11/15/1974

Grantor(s): EVELYN FOX, A WIDOW

Grantee(s): BARBARA CHAVEZ, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST, AND LORIN FLYER, A MARRIED MAN, AS HIS SOLE AND , SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST

Instrument 21. GRANT DEED

Date Recorded: 11/30/1973

Instrument: 197311300875

Dated: 11/29/1973

Grantor(s): HOWARD M. FOX, ALSO KNOWN AS HOWARD M. FOX, JR., AN UNMARRIED MAN

Grantee(s): EVELYN FOX, A WIDOW



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ENVIRONMENTAL LIEN AND AUL REPORT

(pg. 7 of 9)

Order #: 79-126268-47 | Completed: 02/19/2020 | Effective: 02/05/2020

PROPERTY OWNERSHIP (con't...)

Instrument 22. QUIT CLAIM DEED

Date Recorded: 11/30/1973

Instrument: 197311300871

Dated: 11/28/1973

Grantor(s): BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AND HOWARD M. FOX, JR., CO-TRUSTEES UNDER THE LAST WILL OF ROSE M. FOX, DECEASED

Grantee(s): HOWARD M. FOX, JR.

Notes: 1) ORDER SETTLING FIRST ACCOUNT CURRENT AND FOR PRELIMINARY DISTRIBUTION RECORDED ON 11/19/1973 AS DOCUMENT NO. 3214 IN CASE NO. P582759.

2). ORDER SETTLING THIRD ACCOUNT CURRENT AND REPORT OF TRUSTEE(S) RECORDED ON 06/12/1973 AS DOCUMENT NO. 3146 IN CASE NO. P-484202.

Instrument 23. QUIT CLAIM DEED

Date Recorded: 03/07/1973

Instrument: 197303073767

Dated: 02/09/1973

Grantor(s): ALLAN J. GREENBERG, HOWARD M. FOX, JR. AND HARRY J. QUINN, CO-TRUSTEES UNDER THE ROSE AND HOWARD FOX FOUNDATION, A CHARITABLE TRUST, DATED APRIL 2, 1962

Grantee(s): BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION AND HOWARD M. FOX, JR., CO-TRUSTEES UNDER THE WILL OF ROSE M. FOX, DECEASED

Notes: ORDER SETTLING FINAL ACCOUNT AND FOR DISTRIBUTION RECORDED ON 08/06/1968 AS DOCUMENT NO. 3552 IN CASE NO. 484,202

Instrument 24. QUIT CLAIM DEED

Date Recorded: 02/04/1964

Instrument: 196402044903

Dated: 01/23/1964

Grantor(s): HARRY J. QUINN AND RUTH QUINN, HUSBAND AND WIFE AND HOWARD M. FOX AND ROSE M. FOX, HUSBAND AND WIFE

Grantee(s): CITY OF LOS ANGELES, A MUNICIPAL CORPORATION

Notes: R/W NO. 26489-1A

Instrument 25. GRANT DEED

Date Recorded: 07/01/1954

Instrument: 19540701175

Dated: 06/18/1954

Grantor(s): LOUIS FISHMAN, A MARRIED MAN

Grantee(s): HARRY J. QUINN AND RUTH QUINN, HUSBAND AND WIFE (AS TO UNDIVIDED 1/2 INTEREST AS THEIR COMMUNITY PROPERTY) HOWARD M. FOX AND ROSE M. FOX, HUSBAND AND WIFE (AS TO AN UNDIVIDED, 1/2 INTEREST AS THEIR COMMUNITY PROPERTY)



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ENVIRONMENTAL LIEN AND AUL REPORT

(pg. 8 of 9)

Order #: 79-126268-47 | Completed: 02/19/2020 | Effective: 02/05/2020

ENVIRONMENTAL LIENS

NO ENVIRONMENTAL LIENS WERE FOUND FOR SUBJECT PROPERTY.

ACTIVITY AND USE LIMITATIONS (AUL)

NO AUL WERE FOUND FOR SUBJECT PROPERTY.

LEASES AND MISCELLANEOUS INSTRUMENTS

NO LEASES OR MISCELLANEOUS INSTRUMENTS FOUND FOR SUBJECT PROPERTY.



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THANK YOU FOR YOUR ORDER

For questions, please contact our office at 1-877-848-5337.

Order Number:
79-126268-47

Our Environmental Lien and AUL report provides a summary of recorded information on a specific property from the time the current owner purchased the property, to present time. The report is intended to assist in the search for environmental liens filed in land title records. The report will verify property ownership and provide information on recorded environmental liens and/or Activity and Use Limitations that have been recorded from the time the current owner purchased the property, forward.

Our professional network of trained researchers follow established industry protocols and use client-supplied property information to complete this Environmental Lien and AUL report. The research is conducted at all appropriate government offices based on the location of the subject property. This would include city, county, state, federal and tribal offices as needed. The report includes:

- Current deed information (i.e. grantor, grantee, recording dates)
- Legal Description
- Environmental Lien information
- Activity and Use Limitation information
- Any Environmental Liens and/or documents referencing AULs that are listed within our summary report

DISCLAIMER

This report was prepared for the intended use of AFX Research, LLC (AFX) and client, exclusively. This report is not a guarantee of title, nor a commitment to insure, nor a policy of title insurance. No warranty, expressed or implied, is made whatsoever in connection with this report. AFX Research, LLC specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



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Pages:
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California

01/04/17 AT 01:15PM

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TAXES:	0.00
OTHER:	0.00
PAID:	31.00



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SEQ:
02

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**


Burkhalter Kessler Clement & George LLP
Attn: William C. George
340 N. Westlake Blvd., Suite 110
Westlake Village, California 91362

MAIL TAX STATEMENTS TO:
Steven I. Cohen
1340 W. 30th Street
Los Angeles, California 90007

Document Number: 13099483
Batch Number: 8011335

A.P.N. 5149-007-007

QUITCLAIM DEED


Signature of Declarant of Agent determining tax - Firm Name
BURKHALTER KESSLER CLEMENT & GEORGE LLP

THE UNDERSIGNED GRANTORS DECLARE

DOCUMENTARY TRANSFER TAX is \$ NONE. No Consideration. This conveyance transfers an interest out of a Living Trust, R & T 11930.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, STEVEN I. COHEN, Successor Trustee of the EDDIE QUINN LIVING TRUST dated January 31, 2008, hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to

STEVEN I. COHEN, a married man as his sole and separate property, as to an undivided 5.625% interest, and

ALAN D. COHEN, an unmarried man as his sole and separate property, as to an undivided 5.625% interest,


in and to the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

**FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF.**

AKA: 129 W. 3rd Street, Los Angeles, CA

Dated: November 29, 2016.

THE EDDIE QUINN LIVING TRUST
Dated January 31, 2008


Steven I. Cohen, Successor Trustee

MAIL TAX STATEMENT AS DIRECTED ABOVE

Record 2/16

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF VENTURA)

On November 29, 2016, before me, William C. George, a Notary Public, personally appeared STEVEN I. COHEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature William C. George (Seal)

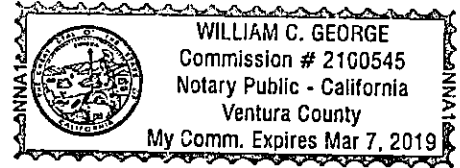


EXHIBIT "A"

The Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53 Page 66 of Miscellaneous Records in the office of the County Recorder of said County.

Recorded March 20, 1897, in Book 66 Page 29, Miscellaneous Records, appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stimson and portion of Harlem Place, formerly known as Center Place, formerly known as Mott Alley, adjoining, situated in Lot 6 in Block 3 of said Ord's Survey.

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20170009945



Pages:
0005

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Recorder's Office, Los Angeles County,
California

01/04/17 AT 01:15PM

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01

DAR - Mail (Intake)

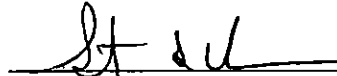


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4. This Affidavit - Death of Trustee is recorded to establish that the Successor Trustee of the Trust is STEVEN I. COHEN by reason of the provisions of the Trust.

I declare under penalty of perjury that the foregoing is true and correct.

DATED: November 29, 2016

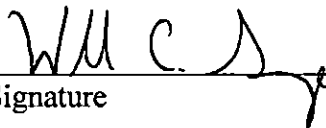


Steven I. Cohen

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Ventura)

Subscribed and sworn to (or affirmed) before me on this 29th day of November, 2016, by STEVEN I. COHEN, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



Signature

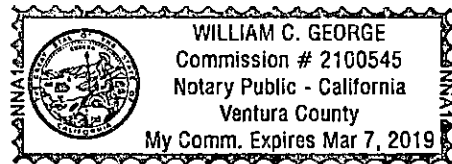


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STATE OF NEVADA

CERTIFICATION OF VITAL RECORD

**DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH
VITAL STATISTICS**

CERTIFICATE OF DEATH

CASE FILE NO. 3902963

2016012064

STATE FILE NUMBER

TYPE OR PRINT IN PERMANENT BLACK INK

DECEDENT

IF DEATH OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS

PARENTS

DISPOSITION

TRADE CALL

CERTIFIER

REGISTRAR

CAUSE OF DEATH

CONDITIONS IF ANY WHICH GAVE RISE TO IMMEDIATE CAUSE STATING THE UNDERLYING CAUSE LAST

1a. DECEASED-NAME (FIRST,MIDDLE,LAST,SUFFIX) Eddie QUINN		2. DATE OF DEATH (Mo/Day/Year) July 01, 2016		3a. COUNTY OF DEATH Clark	
3b. CITY, TOWN, OR LOCATION OF DEATH Las Vegas		3c. HOSPITAL OR OTHER INSTITUTION -Name (If not either, give street address) Desert Springs Hospital		3e. If Hosp. or Inst. indicate DOA, OP/Emer. Rm. Inpatient(Specify) Inpatient	
4. SEX Male		5. RACE (Specify) White		6. Hispanic Origin? Specify No - Non-Hispanic	
7a. AGE-Last birthday (Years) 80		7b. UNDER 1 YEAR MOS		7c. UNDER 1 DAY HOURS	
7d. UNDER 1 DAY MIN		8. DATE OF BIRTH (Mo/Day/Yr) March 31, 1936		9a. STATE OF BIRTH (If not US/CA, name country): Illinois	
9b. CITIZEN OF WHAT COUNTRY United States		10. EDUCATION 14		11. MARITAL STATUS (Specify) Divorced	
12. SURVIVING SPOUSE'S NAME (Last name prior to first marriage)		13. SOCIAL SECURITY NUMBER 546-50-6052		14a. USUAL OCCUPATION (Give Kind of Work Done During Most of) Engineer	
14b. KIND OF BUSINESS OR INDUSTRY Electronics		15a. RESIDENCE - STATE Nevada		15b. COUNTY Clark	
15c. CITY, TOWN OR LOCATION Las Vegas		15d. STREET AND NUMBER 4397 El Campana Way		15e. INSIDE CITY LIMITS (Specify Yes or No) No	
16. FATHER/PARENT - NAME (First Middle Last Suffix) Harry QUINN			17. MOTHER/PARENT - NAME (First Middle Last Suffix) Ruth ROSE		
18a. INFORMANT - NAME (Type or Print) Steven I COHEN			18b. MAILING ADDRESS (Street or R.F.D. No., City or Town, State, Zip) 1340 West 30th Street Los Angeles, California 90007		
19a. BURIAL, CREMATION, REMOVAL, OTHER (Specify) Cremation		19b. CEMETERY OR CREMATORY - NAME Palm Crematory		19c. LOCATION City or Town State Las Vegas Nevada 89101	
20a. FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such): JAYE D MACPHERSON		20b. FUNERAL DIRECTOR LICENSE NUMBER FD202		20c. NAME AND ADDRESS OF FACILITY Neptune Society 8570 Del Webb Blvd Las Vegas NV 89134	
21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated (Signature & Title) SIGNATURE AUTHENTICATED LONNIE R EMPY DO					
21b. DATE SIGNED (Mo/Day/Yr) July 10, 2016		21c. HOUR OF DEATH 01:20		22a. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated (Signature & Title)	
21d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		22b. DATE SIGNED (Mo/Day/Yr)		22c. HOUR OF DEATH	
22d. PRONOUNCED DEAD (Mo/Day/Yr)		22e. PRONOUNCED DEAD AT (Hour)			
23a. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) Lonnie R Empey DO 7391 W Charleston Blvd Las Vegas, NV 89117				23b. LICENSE NUMBER DOB41	
24a. REGISTRAR (Signature): NANCY BARRY		24b. DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) July 11, 2016		24c. DEATH DUE TO COMMUNICABLE DISEASE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
25. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).) PART I		(a) Cardiac Arrest		Interval between onset and death 10 Mins	
DUE TO, OR AS A CONSEQUENCE OF:		(b) Esophageal Cancer, Adenocarcinoma, Metastatic		Interval between onset and death 2yr	
DUE TO, OR AS A CONSEQUENCE OF:		(c)		Interval between onset and death	
DUE TO, OR AS A CONSEQUENCE OF:		(d)		Interval between onset and death	
PART II OTHER SIGNIFICANT CONDITIONS-Conditions contributing to death but not resulting in the underlying cause given in Part I.				26. AUTOPSY (Specify Yes or No) No	
27. WAS CASE REFERRED TO CORONER (Specify Yes or No) No		28a. ACC., SUICIDE, HOMICIDE, UNDET. OR PENDING INVEST. (Specify)		28b. DATE OF INJURY (Mo/Day/Yr)	
28c. HOUR OF INJURY		28d. DESCRIBE HOW INJURY OCCURRED			
28e. INJURY AT WORK (Specify Yes or No)		28f. PLACE OF INJURY- At home, farm, street, factory, office building, etc. (Specify)		28g. LOCATION STREET OR R.F.D. No. CITY OR TOWN STATE	

AKA: Edwin P QUINN

LOCAL REGISTRAR

"CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE WITH THE REGISTRAR OF VITAL STATISTICS, STATE OF NEVADA." This copy was issued by the Southern Nevada Health District from State certified documents authorized by state Board of Health pursuant to NRS 440.175.

VRS-Rev-20120523a



288337

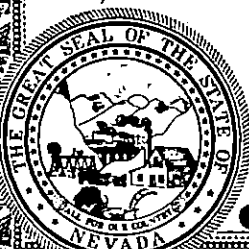
288337

Registrar of Vital Statistics

By: *[Signature]*

DATE ISSUED: JUL 14 2016

This copy not valid unless prepared on watermarked security paper displaying date, seal and signature of Registrar.
SOUTHERN NEVADA HEALTH DISTRICT • P.O. Box 3902 • Las Vegas, NV 89127 • 702-759-1010 • Tax ID # 88-0151573



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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20151524118



Pages:
0003

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Recorder's Office, Los Angeles County,
California

12/04/15 AT 08:00AM

FEES:	25.00
TAXES:	5,600.00
OTHER:	0.00
PAID:	5,625.00



LEADSHEET



201512040990001

00011446923



007255991

SEQ:
10

DAR - Title Company (Hard Copy)



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T24

2

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

NAME Dennis Greenwald, Esq.
 Greenwald, Pauly & Miller
ADDRESS 1299 Ocean Avenue, Suite 400
CITY Santa Monica, CA 90401



GRANT DEED

APN NO. 5149-007-007

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ 1,100.00 CITY TAX \$ \$4,500.00

Computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,
 Unincorporated area; City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BARBARA CHAVEZ, Trustee of THE BARBARA CHAVEZ TRUST UNDER THE WILL OF HOWARD M. FOX,

hereby GRANT(s) to

LORIN B. FLYER, Trustee of THE LORIN FLYER TRUST UNDER THE WILL OF HOWARD M. FOX,

its undivided twenty-five percent (25%) interest in the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

THE SOUTHWESTERLY 98 FEET OF LOT 6 IN BLOCK 3 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 66 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Also known as: 129 West Third Street, Los Angeles, California, which is unimproved real property located at Third and Spring Street, Los Angeles, California.

Dated 6-5-15

Barbara Chavez
BARBARA CHAVEZ, as Trustee of THE
BARBARA CHAVEZ TRUST UNDER THE WILL
OF HOWARD M. FOX

Mail Tax Statements to Return Address Above

10

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

On June 5, 2015, before me, M. Lamorie, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Barbara Chavez, who proved to me on the basis of
Name(s) of Signer(s)

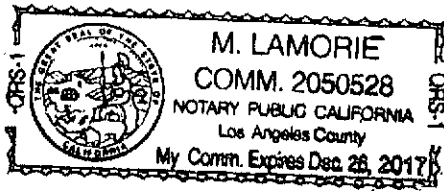
satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

(seal)



This page is part of your document - DO NOT DISCARD



20101290914



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/14/10 AT 11:21AM

FEES :	32.00
TAXES :	0.00
OTHER :	0.00
PAID :	32.00



LEADSHEET



201009140790048

00002953644



002881348

SEQ:
03

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

2

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**
Burkhalter Kessler Goodman & George LLP
340 N. Westlake Blvd., Suite 110
Westlake Village, CA 91362



MAIL TAX STATEMENTS TO:
Lorin Flyer
810 Whittier Drive
Beverly Hills, CA 90210

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DOCUMENTARY TRANSFER TAX IS NONE. No Consideration. This conveyance transfers the grantor's interest into his revocable living trust. R&T 11930.

EDWIN P. QUINN, a single man (a.k.a. EDDIE P. QUINN),

Will C. George
Signature of Declarant of Agent determining tax - Firm Name
BURKHALTER KESSLER GOODMAN & GEORGE LLP

hereby GRANT(S) to

EDDIE QUINN, Trustee of the EDDIE QUINN LIVING TRUST, DATED JANUARY 31, 2008, an undivided 11.25% interest in,

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A", ATTACHED HERETO.

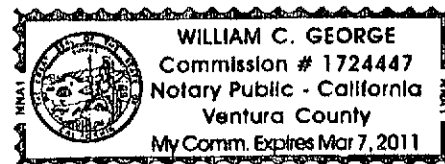
APN: 5149-007-007
AKA: 129 W. 3rd Street, Los Angeles, CA

Dated: March 24, 2009

Edwin P. Quinn
EDWIN P. QUINN

STATE OF CALIFORNIA }
COUNTY OF VENTURA }

On March 24, 2009, before me, WILLIAM C. GEORGE, a Notary Public, personally appeared EDWIN P. QUINN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Will C. George*

(this area for official notarial seal)

EXHIBIT "A"

The Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53 Page 66 of Miscellaneous Records in the office of the County Recorder of said County.

Recorded March 20, 1897, in Book 66 Page 29, Miscellaneous Records, appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stimson and portion of Harlem Place, formerly known as Center Place, formerly known as Mott Alley, adjoining, situated in Lot 6 in Block 3 of said Ord's Survey.

This page is part of your document - DO NOT DISCARD



20101290913



Pages:
0004

Recorded/Filed In Official Records
Recorder's Office, Los Angeles County,
California

09/14/10 AT 11:21AM

FEES:	35.00
TAXES:	0.00
OTHER:	0.00
PAID:	35.00



LEADSHEET



201009140790048

00002953643



002881348

SEQ:
02

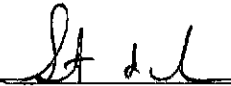
DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

Dated: March 24, 2009.


EDDIE P. QUINN, Successor Co-Trustee of the QUINN
FAMILY SURVIVOR'S TRUST dated October 17, 1980


STEVEN I. COHEN, Successor Co-Trustee of the QUINN
FAMILY SURVIVOR'S TRUST dated October 17, 1980

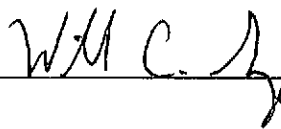
ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF VENTURA)

On March 24, 2009, before me, WILLIAM C. GEORGE, a Notary Public, personally appeared EDDIE P. QUINN and STEVEN I. COHEN, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  _____

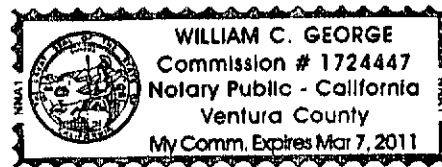


EXHIBIT "A"

4

The Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53 Page 66 of Miscellaneous Records in the office of the County Recorder of said County.

Recorded March 20, 1897, in Book 66 Page 29, Miscellaneous Records, appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stimson and portion of Harlem Place, formerly known as Center Place, formerly known as Mott Alley, adjoining, situated in Lot 6 in Block 3 of said Ord's Survey.

This page is part of your document - DO NOT DISCARD



20091260868



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

08/17/09 AT 10:50AM

FEES :	12.00
TAXES :	0.00
OTHER :	0.00
PAID :	12.00



LEADSHEET



200908170080028

00001054917



002265714

SEQ:
11

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

PAUL GORDON HOFFMAN, ESQ.
HOFFMAN, SABBAN & WATENMAKER
10880 Wilshire Boulevard, Suite 2200
Los Angeles, CA 90024-4123

MAIL TAX STATEMENTS TO:

Lorin Flyer, Trustee
901 - 10th Street, Apt. 403
Santa Monica, CA 90403



Space above this line for recorder's use

Quitclaim Deed

APN 5149-007-007

The undersigned grantors declare under penalty of perjury that the following is true and correct:

Documentary transfer tax is NONE.

This Conveyance transfers an interest into or out of a Living Trust, R&T 11930.

() Unincorporated area: (X) City of Los Angeles, and

FOR NO CONSIDERATION, LORIN B. FLYER and BARBARA CHAVEZ, Co-Trustees of THE FAMILY TRUST UNDER THE WILL OF HOWARD M. FOX,

hereby REMISE, RELEASE AND QUITCLAIM all of their undivided fifty percent (50%) interest to **LORIN B. FLYER, Trustee of THE LORIN FLYER TRUST UNDER THE WILL OF HOWARD M. FOX**, as to an undivided fifty (50%) interest (which represents an undivided twenty-five percent (25%) interest in the entire property) and to **BARBARA CHAVEZ, Trustee of THE BARBARA CHAVEZ TRUST UNDER THE WILL OF HOWARD M. FOX**, as to an undivided fifty percent (50%) interest (which represents an undivided twenty-five percent (25%) interest in the entire property),

in and to the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

The Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53, Page 66 of Miscellaneous Records of the County Recorder of said County.

(commonly known as 129 West Third Street, Los Angeles, California, which is unimproved real property located at Third and Spring Street, Los Angeles, California)

Dated: 8-7-09

Lorin B. Flyer

LORIN B. FLYER, Trustee

Barbara Chavez

BARBARA CHAVEZ, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On 8-7-09, before me PATRICIA Honaker, a Notary Public, personally appeared LORIN B. FLYER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (SEAL)

Signature Patricia Honaker



STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On 8-7-09, before me PATRICIA HONAKER, a Notary Public, personally appeared BARBARA CHAVEZ, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (SEAL)

Signature Patricia Honaker



MAIL TAX STATEMENTS AS DIRECTED ABOVE

This page is part of your document - DO NOT DISCARD

04 1608319

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
2:21 PM JUN 23 2004

TITLE(S) : DEED



FEE

FEE \$10 KK
2

D.T.T

[Signature]

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

5149 - 007 - 007

001

THIS FORM NOT TO BE DUPLICATED

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Burkhalter, Michaels, Kessler & George LLP
Attn: William C. George
340 N. Westlake Blvd.
Suite 110
Westlake Village, California 91362

MAIL TAX STATEMENTS TO:

Mrs. Ruth Quinn
5217 Chesbro Road, #145
Agoura Hills, California 91301

A.P.N. 5149-007-007

QUITCLAIM DEED**THE UNDERSIGNED GRANTORS DECLARE**

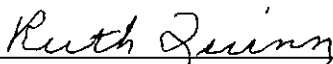
DOCUMENTARY TRANSFER TAX is \$ NONE. No Consideration. This conveyance transfers an interest into a Living Trust, R & T 11930.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RUTH QUINN, Successor Trustee of the QUINN FAMILY TRUST dated October 17, 1980, hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to RUTH QUINN, Trustee of the QUINN FAMILY SURVIVOR'S TRUST dated October 17, 1980, an undivided twenty five percent (25%) interest in and to the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

The Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53 Page 66 of Miscellaneous Records in the office of the County Recorder of said County.

Recorded March 20, 1897, in Book 66 Page 29, Miscellaneous Records, appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stimson and portion of Harlem Place, formerly known as Center Place, formerly known as Mott Alley, adjoining, situated in Lot 6 in Block 3 of said Ord's Survey.

Dated: May 19, 2004.



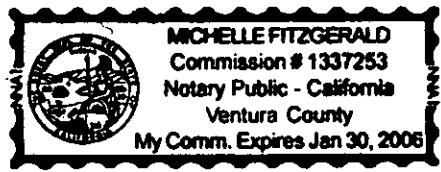
RUTH QUINN, Successor Trustee of the QUINN
FAMILY TRUST dated October 17, 1980

04 1608319 3

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On May 19, 2004, before me, Michelle Fitzgerald, Notary Public, personally appeared RUTH QUINN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.
Michelle Fitzgerald



96-1049211

RECORDING REQUEST BY

WHEN RECORDED MAIL TO

NAME: HOFFMAN, SABBAN & WATENMAKER

MAILING ADDRESS: 10880 WILSHIRE BLVD #2200

CITY, STATE, ZIP CODE: LOS ANGELES, CA. 90024

RECORDED/FILED IN OFFICIAL RECORDS RECORDER'S OFFICE LOS ANGELES COUNTY CALIFORNIA 3:01 PM JUL 02 1996

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S) SURVEY. MONUMENT FEE \$10. CODE 9⁵

FEE \$13	Y
	3

TRUSTEES DEED

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

PAUL GORDON HOFFMAN, Esq.
HOFFMAN, SABBAN & WATENMAKER
10880 Wilshire Boulevard, Suite 2200
Los Angeles, California 90024

MAIL TAX STATEMENTS TO:

LORIN FLYER, Co-Trustee
810 N. Whittier Drive
Beverly Hills, CA 90210

Space above this line for recorder's use

APN: 5149-007-007

Trustees' Deed

APN: _____

The undersigned grantor declares under penalty of perjury that the following is true and correct:
Documentary transfer tax is NONE
THIS IS A BONA FIDE GIFT AND THE GRANTOR RECEIVES NOTHING IN RETURN. R&T 11911
() Unincorporated area: (X) City of Los Angeles, and

FOR NO CONSIDERATION, WELLS FARGO BANK, EVELYN SCHREIBER, LORIN FLYER and BARBARA CHAVEZ, as Successor Co-Trustees of the FAMILY TRUST Under the Trust created under the WILL OF HOWARD M. FOX, deceased, by Order of the Los Angeles County Superior Court, Case No. P582759, executed November 16, 1973, hereby convey to EVELYN SCHREIBER, LORIN FLYER and BARBARA CHAVEZ as Successor Co-Trustees of the FAMILY TRUST Under the Trust created under the WILL OF HOWARD M. FOX, deceased, by Order of the Los Angeles County Superior Court, Case No. P582759, executed November 16, 1973, without any representation or warranty of any kind, express or implied, all right, title and interest of the Trustee, an undivided one-half interest in the following described real property in the city of Los Angeles, County of Los Angeles, State of California:

The Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53, Page 66 of Miscellaneous Records of the County Recorder of said County.

(commonly known as unimproved real property located at 3rd and Spring Street, Los Angeles, California)

WELLS FARGO BANK, Co-Trustee

Dated: June 20, 1996

By: [Signature] By: [Signature]
Its: PETER G. LAWSON VICE PRESIDENT
GREGORY L. BROOKS ASSISTANT VICE PRESIDENT

[Signature]
EVELYN SCHREIBER, Co-Trustee

[Signature]
LORIN FLYER, Co-Trustee

[Signature]
BARBARA CHAVEZ, Co-Trustee

96-1049211

MAIL TAX STATEMENTS AS DIRECTED ABOVE

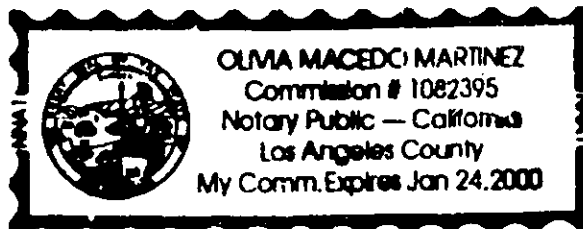
STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

Cheryl L. Brooks

On June 25, 1996, before me Olivia Macedo Martinez, a Notary Public in and for said County and State personally appeared Peter G. Lawson and, personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal. (SEAL)

Signature Olivia Macedo Martinez

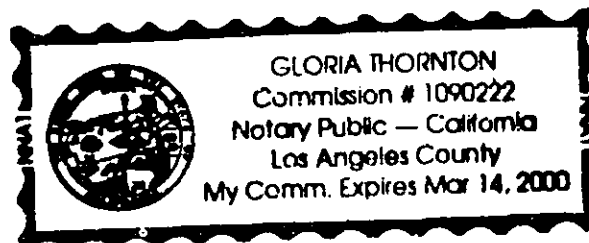


STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On June 20, 1996, before me Gloria Thornton, a Notary Public in and for said County and State personally appeared EVELYN SCHREIBER, personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal. (SEAL)

Signature Gloria Thornton

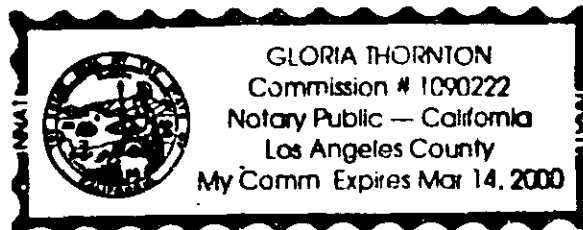


STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On JUNE 20, 1996, before me Gloria Thornton, a Notary Public in and for said County and State personally appeared LORIN FLYER, personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal. (SEAL)

Signature Gloria Thornton

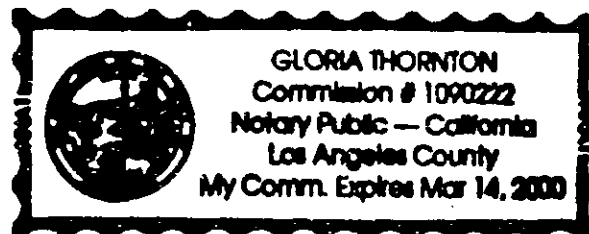


STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On JUNE 21, 1996, before me Gloria Thornton, a Notary Public in and for said County and State personally appeared BARBARA CHAVEZ, personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal. (SEAL)

Signature Gloria Thornton



RECORDING REQUESTED BY

93- 328530

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME
STREET
ADDRESS
CITY
STATE
ZIP

H. J. Quinn
510 S. Burnside 11K
Los Angeles, Ca. 90036

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. 11 A.M. FEB 22 1993
PAST.

FEE
\$5

Title Order No _____ Escrow No _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ None Gift
 computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at the time of sale.

Signature of Declarant or Agent Determining Tax _____ Firm Name _____

Quinn Family Trust, Under Declaration of Trust dated Oct. 17, 1980
(print or type name of grantor(s))

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise,

release and forever quitclaim to Deanna Quinn, an undivided five percent (5%) interest.

the following described real property in the City of Los Angeles
County of Los Angeles State of California:

The Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53 Page 66 of Miscellaneous Records in the office of the County Recorder of said County.

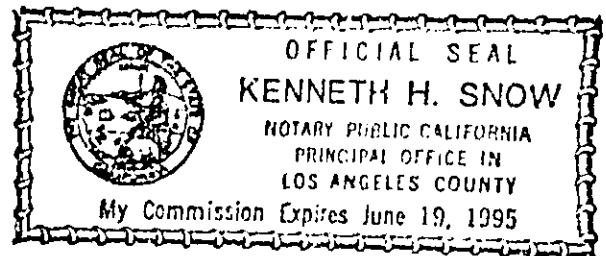
Recorded March 20, 1897, in Book 66 Page 29, Miscellaneous Records, appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stimson and portion of Harlem Place, formerly known as Center Place, formerly known as Mott Alley, adjoining, situated in Lot 6 in Block 3 of said Ord's Survey.
Assessor's parcel No. 5149-007-007

Executed on Feb. 22, 1993, at Los Angeles, California
(City and State)
Harry J. Quinn

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss
On this 22nd day of February in the year 1993 before me the undersigned, a Notary Public in and for said State personally appeared Harry Quinn***

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name _____ is subscribed to the within instrument and acknowledged to me that he executed it

WITNESS my hand and official seal
Kenneth H. Snow
Notary Public in and for said State



(This area for official notarial seal)

MAIL TAX STATEMENTS TO _____
NAME ADDRESS ZIP

RECORDING REQUESTED BY
HARRY J. QUINN
MAIL TAX STATEMENT TO
QUINN FAMILY TRUST
 510 So. Burnside Ave., #11K
 Los Angeles, CA 90036

89-1942485

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. PAST. 11 A.M. DEC 4 1989

FEE
\$5
F

WHEN RECORDED MAIL TO

NAME Harry J. Quinn
 STREET ADDRESS 510 South Burnside Avenue
 Suite 11K
 CITY, STATE, ZIP Los Angeles, California
 90036

ORDER NO.
 ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ NONE GIFT
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
 COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
 REMAINING THEREON AT TIME OF SALE

QUITCLAIM DEED

Harry J. Quinn
 Signature of declarant or agent determining tax - Firm Name
 Unincorporated Area _____ City of _____
 TAX PARCEL NUMBER Parcel _____ Book _____ Page _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DEANNA QUINN EDENS, a married woman, as her separate property, an undivided five percent (5%) interest.

hereby remise, release and forever quitclaim to QUINN FAMILY TRUST U/D/T October 17, 1980.

the following described real property in the City of Los Angeles
 County of Los Angeles, State of California:

The Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53 Page 66 of Miscellaneous Records in the Office of the County Recorder of said County.

Recorded March 20, 1987, in Book 66 Page 29, Miscellaneous Records appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stimson and portion of Harlem Place, formerly known as Center Place, formerly known as Mott Alley, adjoining situated in Lot 6 in Block 3 of said Ord's Survey.

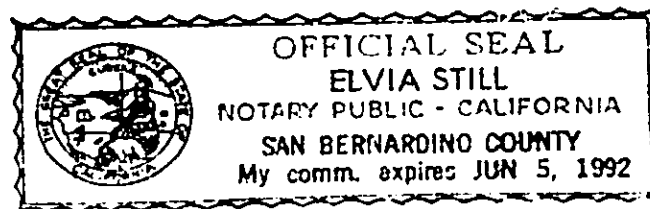
Dated December 1, 1989

Deanna Quinn Edens
 DEANNA QUINN EDENS

STATE OF CALIFORNIA }
 COUNTY OF San Bernardino } SS.
 On December 1, 1989 before me,
 the undersigned, a Notary Public in and for said County and State,
 personally appeared Deanna Quinn Edens

personally known to me
 proved to me on the basis of satisfactory evidence
 to be the person(s) whose name(s) is subscribed to the within
 instrument and acknowledged that she executed the same.
 WITNESS my hand and official seal

Signature Elvia Still
 Elvia Still
 Name (Typed or Printed)



(This area for official notarial seal)

RECORDING REQUESTED BY
BERGER, KAHN, SHAFTON & MOSS
A Professional Corporation

81- 1105143

AND WHEN RECORDED MAIL TO

Name: [Barger, Kahn, Shafton & Moss]
Address: A Professional Corporation
11620 Wilshire Blvd. #600
Los Angeles, CA 90025
City & State: Attn: PETER R. KAPLAN

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. PAST, 2 P.M. NOV 6 1981

MAIL TAX STATEMENTS TO

Name: Mr. & Mrs. Harry J. Quinn
Address: 510 So. Burnside - #11K
Los Angeles, CA 90036
City & State:

FEE
\$4
P

SURVEY MONUMENT FEE 120. CODE 99
SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N. 5149-007-007

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ -0- There is no consideration for this transfer.
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (X) City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HARRY J. QUINN and RUTH QUINN, husband and wife, as their community property, as to an undivided twenty five percent (25%) interest,

hereby GRANT(S) to HARRY J. QUINN and RUTH QUINN, TRUSTEES of Quinn Family Trust, under Declaration of Trust dated October 17, 1980,

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

The Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53 Page 66 of Miscellaneous Records in the office of the County Recorder of said County.

Recorded March 20, 1897, in Book 66 Page 29, Miscellaneous Records, appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stimson and portion of Harlem Place, formerly known as Center Place, formerly known as Mott Alley, adjoining, situated in Lot 6 in Block 3 of said Ord's Survey.

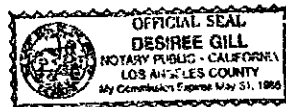
Dated July 21, 1981.

Harry J. Quinn
HARRY J. QUINN

Ruth Quinn
RUTH QUINN

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss
On July 21, 1981 before me, the undersigned, a Notary Public in and for said State, personally appeared Harry J. Quinn and Ruth Quinn

_____ known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.



Signature *Desiree Gill*

1754 area for (4-51) enclosed only

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

UNDER
TO A REVOCABLE TRUST ESTABLISHED BY HARRY J. QUINN AND RUTH QUINN
PROPOSITION 13 P

RECORDING REQUESTED BY
BERGER, MAHN, SHAFTON & MOSS
A Professional Corporation

81- 677300

AND WHEN RECORDED MAIL TO

Street Address: Berger Mahn, Shafton & Moss
A Professional Corporation
11620 Wilshire Blvd. #600
City & State: Los Angeles, CA. 90025
Attn: Peter R Kaplan

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 10 AM JUL 7 1981
PAST

FEE
\$4
0

MAIL TAX STATEMENTS TO
Name: Deanna Quinn Edens
Street Address: c/o Harry J Quinn
319 So. Burnside Ave. #11K
City & State: Los Angeles, CA. 90036

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

THIS FORM FURNISHED BY TIGOR TITLE INSURERS

APN 5149-007-007

Documentary transfer tax is \$ _____
County and full value less value of liens and encumbrances remaining at time of sale.
Taxing jurisdiction: City of Los Angeles

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JAMES F. EDENS, a married man, husband of Deanna Quinn Edens,

hereby REMISES, RELEASES AND FOREVER QUITCLAIMS TO DEANNA QUINN EDENS, a married woman, as her separate property, all right, title and interest in and to

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

The Southeastern 36 feet of Lot 6 in Block 3 of Ord's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53 Page 66 of Miscellaneous Records in the office of the County Recorder of said County

Recorded March 20, 1897, in Book 66 Page 29, Miscellaneous Records appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stinson and portion of Harlan Place, formerly known as Center Place, formerly known as Morr Alley, adjoining, situated in Lot 6 in Block 3 of said Ord's Survey.

This deed is given to carry out the desire and agreement of the parties hereto that the above described real property shall become vested in Deanna Quinn Edens as her separate property regardless of their marital relationship or otherwise.

Date: June 15, 1981

James F. Edens
JAMES F. EDENS

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared James F. Edens

_____ known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal

Signature: *[Signature]*
My Commission Expires Dec 5 1984

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END OF RECORDED DOCUMENT -

RECORDING REQUESTED BY
BERGER, KAHN, SHAFTON & MOSS
A Professional Corporation

81- 470895

AND WHEN RECORDED MAIL TO

Berger, Kahn, Shafton & Moss
A Professional Corporation
11620 Wilshire Blvd. #600
Los Angeles, CA. 90025
Attn: Peter R. Kaplan

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
91 MIN. 3 P.M. MAY 11 1981
PAST.

FEE
\$4
0

MAIL THE STATEMENTS TO

Alan D. Cohen
c/o Harry J. Quinn
510 So. Burnside Ave. Suite 11K
Los Angeles, CA. 90036

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

TO 1982 CA (1-79)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N. 5149-007-007

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ -0-
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HARRY J. QUINN and RUTH QUINN, husband and wife, as their community property, as to undivided fifty percent (50%) interest,

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to ALAN D. COHEN, a single man, an undivided five percent (5%) interest in one-hundred percent (100%) of

the following described real property in the City of Los Angeles, County of Los Angeles State of California:

The Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53 Page 66 of Miscellaneous Records in the office of the County Recorder of said County.

Recorded March 20, 1897, in Book 66 Page 29, Miscellaneous Records appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stimson and portion of Harlem Place, formerly known as Center Place, formerly known as Mott Alley, adjoining, situated in Lot 6 in Block 3 of said Ord's Survey.

It is the intention of the Grantors herein to remise, release and quit-claim an undivided ten percent (10%) interest in the Grantors' undivided fifty percent (50%) interest in the above described real property.

Dated April 23, 1981

Harry J. Quinn
HARRY J. QUINN

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.

Ruth Quinn
RUTH QUINN

On _____ before me, the undersigned a Notary Public in and for said State, personally appeared Harry J. Quinn and Ruth Quinn

known to me to be the person(s) whose name(s) HERE subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature [Signature]



(This seal for official notarial seal)

This Order No. _____ Easement or Lien No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY
BERGER, KAHN, SHAPTON & MOSS
A Professional Corporation

81- 470894

AND WHEN RECORDED MAIL TO

Berger, Kahn, Shapton & Moss
A Professional Corporation
11620 Wilshire Blvd. #600
Los Angeles, CA. 90025
Attn: Peter R. Kaplan

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 3 P.M. MAY 11 1981
PAST.

FEE
\$4
0

AND THE GRANTING TO

Deanna Quinn Edens
c/o Harry J. Quinn
510 So. Burnside Ave. Suite 11K
Los Angeles, CA. 90036

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

TO 1922 CA (1) 73

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N. 5149-007-007

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HARRY J. QUINN and RUTH QUINN, husband and wife, as their community property, as to undivided fifty percent (50%) interest,

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to DEANNA QUINN EDENS, a married woman, as her separate property, an undivided five percent (5%) interest in one-hundred percent (100%) of

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

The Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53 Page 66 of Miscellaneous Records in the office of the County Recorder of said County.

Recorded March 20, 1897, in Book 66 Page 29, Miscellaneous Records appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stimson and portion of Harlem Place, formerly known as Center Place, formerly known as Mott Alley, adjoining, situated in Lot 6 in Block 3 of said Ord's Survey.

It is the intention of the Grantors herein to remise, release and quitclaim an undivided ten percent (10%) interest in the Grantors' undivided fifty percent (50%) interest in the above described real property.

Dated April 23, 1981

Harry J. Quinn
HARRY J. QUINN

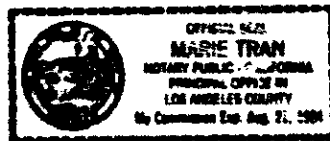
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

Ruth Quinn
RUTH QUINN

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared Harry J. Quinn and Ruth Quinn

_____ known to me to be the person(s) whose name(s) _____ subscribed to the within instrument and acknowledged that _____ executed the same.
WITNESS my hand and official seal.

Signature [Signature]



(This area for official notarial seal)

This Order No. _____ Encrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY
BERGER, KAHN, SHAFTON & MOSS
A Professional Corporation

81- 470893

AND WHEN RECORDED MAIL TO

Berger, Kahn, Shafton & Moss
A Professional Corporation
11620 Wilshire Blvd. #600
Los Angeles, CA. 90025
Attn: Peter R. Kaplan

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 3 P.M. MAY 11 1981
PAST.

MAIL THE STATEMENT TO

Arthur J. Quinn
c/o Harry J. Quinn
510 So. Burnside Ave. Suite 11K
Los Angeles, CA. 90036

FEE
\$4
0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

TO 1982 CA 11 72

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N. 5149-007-007

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HARRY J. QUINN and RUTH QUINN, husband and wife, as their community property, as to undivided fifty percent (50%) interest,

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to ARTHUR J. QUINN, a single man, an undivided five percent (5%) interest in one-hundred percent (100%) of

the following described real property in the City of Los Angeles County of Los Angeles State of California:

The Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53 Page 66 of Miscellaneous Records in the office of the County Recorder of said County.

Recorded March 20, 1897, in Book 66 Page 29, Miscellaneous Records appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stinson and portion of Harlem Place, formerly known as Center Place, formerly known as Mott Alley, adjoining, situated in Lot 6 in Block 3 of said Ord's Survey.

It is the intention of the Grantors herein to remise, release and quitclaim an undivided ten percent (10%) interest in the Grantors' undivided fifty percent (50%) interest in the above described real property.

Dated April 23, 1981

Harry J. Quinn
HARRY J. QUINN

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

Ruth Quinn
RUTH QUINN

On _____ before me, the undersigned a Notary Public in and for said State personally appeared "Harry J. Quinn and Ruth Quinn"

_____ known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Signature: [Signature]



(This area for official stamp use)

Title Order No. _____

Enter or Less No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY
BERGER, KAHN, SHAFTON & MOSS
A Professional Corporation

81- 470892

AND WHEN RECORDED MAIL TO

Name: Berger, Kahn, Shafton & Moss
Street Address: A Professional Corporation
City & State: 11620 Wilshire Blvd. #600
Los Angeles, CA. 90025
Attn: Peter R. Kaplan

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 3 P.M. MAY 11 1981
PAST.

FEE
\$4
0

MAIL TAX STATEMENTS TO

Name: Edwin P. Quinn
Street Address: c/o Harry J. Quinn
City & State: 510 Burnside Ave. Suite 11K
Los Angeles, CA. 90036

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

TO 1922 CA (1-75)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N. 5149-007-007

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0-

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HARRY J. QUINN and RUTH QUINN, husband and wife, as their community property, as to undivided fifty percent (50%) interest,

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to EDWIN P. QUINN, an unmarried man, as his separate property, an undivided five percent (5%) interest in one-hundred percent (100%) of

the following described real property in the City of Los Angeles, County of Los Angeles State of California:

The Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53 Page 66 of Miscellaneous Records in the office of the County Recorder of said County.

Recorded March 20, 1897, in Book 66 Page 29, Miscellaneous Records appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stinson and portion of Harlem Place, formerly known as Center Place, formerly known as Mott Alley, adjoining, situated in Lot 6 in Block 3 of said Ord's Survey.

It is the intention of the Grantors herein to remise, release and quitclaim an undivided ten percent (10%) interest in the Grantors' undivided fifty percent (50%) interest in the above described real property.

Dated April 23, 1981

Harry J. Quinn
HARRY J. QUINN

Ruth Quinn
RUTH QUINN

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared "Harry J. Quinn and Ruth Quinn"

_____ known to me to be the person(s) whose name(s) appears subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature: [Signature]



(This area for official recording only)

Title Order No. _____

Easement or Lien No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY
BERGER, KAHN, SHAFTON & MOSS
A Professional Corporation

AND WHEN RECORDED MAIL TO

Name: Berger, Kahn, Shafton & Moss
Address: A Professional Corporation
11620 Wilshire Blvd. #600
City & State: Los Angeles, CA. 90025
Attention: Attn: Peter R. Kaplan

81- 470891

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 3 P.M. MAY 21 1981
PAST.

FEE
\$4
0

MAIL TAX STATEMENTS TO

Name: Steven I. Cohen
Address: c/o Harry J. Quinn
510 Burnside Ave. Suite 11K
City & State: Los Angeles, CA. 90036

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

TO 1922 CA (1-78)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N. 5149-007-007

The undersigned grantor(s) declare(s):
Documentary transfer tax in \$ -0-
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HARRY J. QUINN and RUTH QUINN, husband and wife, as their community property, as to undivided fifty percent (50%) interest,

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to STEVEN I. COHEN, a single man, an undivided five percent (5%) interest in one-hundred percent (100%) of

the following described real property in the City of Los Angeles County of Los Angeles State of California:

The Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 53 Page 66 of Miscellaneous Records in the office of the County Recorder of said County.

Recorded March 20, 1897, in Book 66 Page 29, Miscellaneous Records appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stimson and portion of Harlem Place, formerly known as Center Place, formerly known as Mott Alley, adjoining, situated in Lot 6 in Block 3 of said Ord's Survey.

It is the intention of the Grantors herein to remise, release and quitclaim an undivided ten percent (10%) interest in the Grantors' undivided fifty percent (50%) interest in the above described real property.

Dated April 23, 1981

Harry J. Quinn
HARRY J. QUINN

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES }

Ruth Quinn
RUTH QUINN

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared "Harry J. Quinn and Ruth Quinn"

_____ knows to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature: [Signature]



(This area for official recording use)

Title Order No. _____

Encrow or Lien No. _____

80-289794

RECORDING REQUESTED BY

UNITED TITLE COMPANY

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
MAR 21 1980 AT 8 A.M.
Recorder's Office

WHEN RECORDED MAIL TO

NAME
Street Address
City & State
BANK OF AMERICA et al
1800 Avenue of the Stars
Century City, CA 90067
Attention: Victoria Moore
#76187

SURVEY MONUMENT FEE \$10. CODE 99

MAIL TAX STATEMENTS TO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Street Address
City & State
Same as above

DOCUMENTARY TRANSFER TAX \$ 77.00
X Computed on full value of property conveyed
Or computed on full value less liens and encumbrances remaining at time of sale.
WILSHIRE ESCROW COMPANY
Signature of Declarant or Agent determining tax. Firm name

FEE
\$3
M

Grant Deed

ACCOMMODATION

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

BARBARA CHAVEZ, a married woman, dealing with her separate property;
LORIN FLYER, a married man, dealing with his separate, do hereby
property.

GRANT to BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION;
EVELYN SCHREIBER, BARBARA CHAVEZ and LORIN FLYER, as Co-
Trustees under the Last Will of Howard M. Fox, Deceased, established
under the Decree of Distribution of the Court dated November 16, 1973,
the real property in the County of LOS ANGELES

State of California, described as: An undivided one-fourth (1/4) interest in and
to the Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey as
per map recorded in Book 53, page 66 of Miscellaneous Records in
the office of the County Recorder.

Recorded March 20, 1897 in Book 56 page 29 of Miscellaneous Records
appears a plat on which the above described real property is design-
ated as Lot "A" of property of T. D. Stimpson and portion of Harlem
Place, formerly known as Center Place, formerly known as Mott Alley,
adjoining, situated in Lot 6 of Block 3 of said Ord's Survey.

Subject to:

1. General and special county and city taxes for the fiscal year 1980-1981, a lien not yet payable.
2. Covenants, conditions, restrictions, reservations, excep-
tions, easements, rights and rights of way of record.

It is the intent of this Deed to convey the entire 1/4 interest held
by the Grantor to the Grantee.

Dated March 18, 1980

Barbara Chavez
Barbara Chavez

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS
On MARCH 19, 1980 before me, the under-
signed, a Notary Public in and for said State, personally appeared
BARBARA CHAVEZ and
LORIN FLYER

Lorin Flyer
LORIN FLYER

known to me
to be the personal whose name is subscribed to the within
instrument and acknowledged that THEY executed the same.
WITNESS my hand and official seal

Signature *Allan J. Greenberg*
ALLAN J. GREENBERG
Name (Typed or Printed)



(This area for official seal only)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

796158

JUN 24 1975

RECORDING REQUESTED BY
ALLAN J. GREENBERG

2935

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
11 MIN. PAST 11 A.M. JUN 24 1975
Recorder's Office

AND WHEN RECORDED MAIL TO

Name ALLAN J. GREENBERG
Street Address 1880 Century Park East
Suite 1400
City & State Los Angeles, California 90067

FEE
\$3
C

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name LORIN FLYER
Street Address 521 Lombard Avenue
Pacific Palisades, Calif
City & State

DOCUMENTARY TRANSFER TAX \$ None
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
Signature of Declarant or Agent determining tax. Firm Name

TO 402 (CA) (7-70)

Quitclaim Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

PETE L. CHAVEZ, husband of BARBARA CHAVEZ,

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

BARBARA CHAVEZ, a married woman, as her sole and separate property,

the following described real property in the City of Los Angeles county of Los Angeles state of California: An undivided one-half (1/2) interest in

An undivided one-fourth (1/4) interest in and to the Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, as per Map recorded in Book 53, Page 66 of Miscellaneous Records, in the office of the County Recorder of Los Angeles County, California.

Recorded March 20, 1897 in Book 66, Page 29 of Miscellaneous Records appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stimson and portion of Harlem Place, formerly known as Center Place, formerly known as Mott Alley, adjoining, situated in Lot 6 of Block 3 of said Ord's Survey.

Dated November 15, 1974

Pete L. Chavez
PETE L. CHAVEZ

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On June 23, 1975, before me, the undersigned, a Notary Public in and for said State, personally appeared PETE L. CHAVEZ

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same. WITNESS my hand and official seal.

Signature *Allan J. Greenberg*
ALLAN J. GREENBERG
Name (Typed or Printed)

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

OFFICIAL SEAL
ALLAN J. GREENBERG
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Feb. 26, 1978

(This area for official notarial seal)

Title Order No.

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

JUN 24 1975

01021315

JUN 24 1975

RECORDING REQUESTED BY

ALLAN J. GREENBERG

2034

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
11 MIN
PAST 11 A.M. JUN 24 1975
Recorder's Office

AND WHEN RECORDED MAIL TO

Name: ALLAN J. GREENBERG
Street Address: 1880 Century Park East
Suite 1400
City & State: Los Angeles, California 90067

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Name: LORIN FLYER
Street Address: 521 Lombard Avenue
Pacific Palisades, California
City & State: 90272

DOCUMENTARY TRANSFER TAX \$77.00
* COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
OF COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
Allan J. Greenberg
Signature of Deponent or Agent Determining Tax First Name

Grant Deed

FEE
\$3
C

TO ADS 1 CA 1701 THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

EVELYN FOX, A WIDOW,

hereby GRANTS to BARBARA CHAVEZ, a married woman, as her sole and separate property, as to an undivided one-half (1/2) interest, and LORIN FLYER, a married man, as his sole and separate property, as to an undivided one-half (1/2) interest, the following described real property in the City of Los Angeles,

County of Los Angeles State of California:

An undivided one-fourth (1/4) interest in and to the Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, as per Map recorded in Book 33, Page 66 of Miscellaneous Records, in the office of the County Recorder of Los Angeles County, California.

Recorded March 20, 1897 in Book 56, Page 29 of Miscellaneous Records appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stimson and portion of Harlem Place, formerly known as Center Place, former known as Mott Alley, adjoining, situated in Lot 6 of Block 3 of said Ord's Survey.

Dated November 15, 1974

Evelyn Fox
EVELYN FOX

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On November 15, 1974
I, Notary Public in and for the State of California, do hereby certify that the foregoing is a true and correct copy of the original as the same appears to me.
EVELYN FOX,

ALLAN J. GREENBERG

Witness my hand and seal of office this 15th day of November, 1974.

Allan J. Greenberg
ALLAN J. GREENBERG

Title Order No.

NOV 30 1973

RECORDING REQUESTED BY

875

AND WHEN RECORDED MAIL TO

Name Mrs. Evelyn Fox
Street c/o Allan J. Greenberg
Address 1880 Century Park East
City & State Suite 1400
Los Angeles, Ca. 90067

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name Same as above
Street
Address
City & State

DOCUMENTARY TRANSFER TAX \$ 75.90
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
Edward A. Morrison
Signature of Notary or Agent determining tax. Print Name

Grant Deed

TO 405.1 CA (1-70)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

HOWARD M. FOX, also known as HOWARD M. FOX, JR., an unmarried man
hereby GRANT(S) to EVELYN FOX, a widow

the following described real property in the City of Los Angeles,
County of Los Angeles, State of California:

An undivided one-fourth interest in and to the Southwesterly 98 feet of
Lot 6 in Block 3 of Ord's Survey, as per Map recorded in Book 53 Page
66 of Miscellaneous Records, in the office of the County Recorder of
said County.

Recorded March 20, 1897, in Book 66 Page 29, of Miscellaneous Records,
appears a plat on which the above described real property is designated
as Lot "A" of property of T. D. Stimson and portion of Harlem Place,
formerly known as Center Place, formerly known as Mott Alley, adjoining,
situated in Lot 6 in Block 3 of said Ord's Survey

Dated November 29, 1973

Howard M. Fox
HOWARD M. FOX

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On November 29, 1973, before me, the under-
signed, a Notary Public in and for said State, personally appeared
HOWARD M. FOX

known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

Signature *Edward A. Morrison*
Edward A. Morrison
Name (Typed or Printed)

Title Order No. ~~881889~~ 89005 Use or Loan No. 881889

MAIL TAX STATEMENTS AS DIRECTED ABOVE

NAT'L REC NOV 30 1973

NOV 30 1973

NOV 30 1973

Recording Requested by

ATLANT GREENBERG

871

No tax due

And when Recorded Mail To

HOWARD M. FOX, JR.
4632 Romberg Place
Woodland Hills, California 91364

Charles G. Miller T.F. + T.L.

Mail Tax Statements To

NOT APPLICABLE

881389 - 890005

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a national banking association, and HOWARD M. FOX, JR., Co-Trustees under the last will of Rose M. Fox, Deceased, hereby REMISE, RELEASE AND FOREVER QUITCLAIM to HOWARD M. FOX, JR. the following described real property in the County of Los Angeles, State of California:

PARCEL 1: An undivided 5/16ths interest in and to that portion of the Northeast quarter of the Southwest quarter of Section 11, Township 1 South, Range 14 West, San Bernardino Meridian, in the City of Los Angeles, in the County of Los Angeles, State of California, according to the official plat of the survey of said land on file in the Bureau of Land Management, described as follows:

Beginning at a point of intersection of the South line of Sunset Boulevard and the West line of Gordon Street, as recorded for survey purposes by decree recorded in Book 6242 page 214 of Records; thence West along the South line of Sunset Boulevard, 155 feet to the West line of the land conveyed to William Horsley and Elaine Horsley, by deed recorded in Book 6692 page 302 of Records; thence South along the East line of the land of Horsley, 155 feet; thence East parallel with the South line of Sunset Boulevard, 155 feet to the West line of Gordon Street aforesaid; thence North along the West line of Gordon Street, 155 feet to the point of beginning.

PARCEL 2: An undivided one-half interest in and to Lots 1 and 2 of the Mackaye Tract, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 11 page 165 of Maps, in the office of the County Recorder of said County.

PARCEL 3: An undivided one-half interest in and to Lots 3, 4 and 5 of the Mackaye Tract, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 11 page 165 of Maps, in the office of the County Recorder of said County.

PARCEL 4: An undivided one-half interest in and to Lot 21, Block 11 of Angelenc Heights, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 10 page 10 et seq. of Miscellaneous Records, in the office of the County Recorder of said County.

PARCEL 5: An undivided one-fourth interest in and to the Southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 53 page 66 of Miscellaneous Records, in the office of the County Recorder of said County.

NAT'L RFC
NOV 30 1973

00618711

NOV 30 1973

(Recorded March 20, 1897, in Book 66 page 29, of Miscellaneous Records, appears a plat on which the above described real property is designated as Lot "A" of property of T.D. Stinson and portion of Harlem place, formerly known as Center place, formerly known as Mott Alley, adjoining, situated in Lot 6 in Block 3 of said Ord's Survey.)

This conveyance is being made to Howard M. Fox, Jr. in accordance with the Order authorizing the Trustees to turn over said real property entered May 9, 1973, in the Matter of the Estate of Rose M. Fox, Deceased, Los Angeles County Superior Court Case No. P 484,202, a certified copy of which was recorded June 12, 1973 in Book D-5905 page 22 of Official Records in the office of the County Recorder of Los Angeles County, California.

DATED: November 28, 1973.

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a national banking association,

[Signature]
Victoria C. Moore, Trust Officer
A.F. Wischer, Vice President
[Signature]
HOWARD M. FOX, JR.

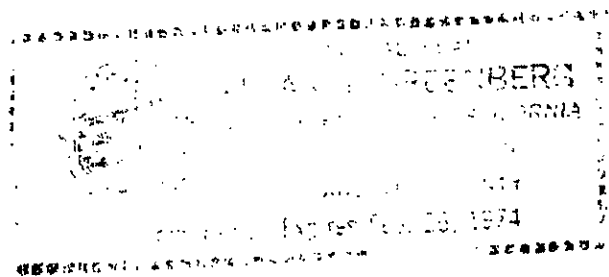
Co-Trustees under the Last Will of Rose M. Fox, Deceased

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On November 28, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared A. F. Wischer known to me to be a Vice President of Bank of America National Trust and Savings Association, a national banking association, and known to me to be the person who executed the within instrument on behalf of Bank of America National Trust and Savings Association, a national banking association, and acknowledged to me that such national banking association executed the same.

WITNESS my hand and official seal.

Signature *[Signature]*
ALLAN F. GREENBERG
Name (Typed or Printed)



STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On November 29, 1973, before me, the undersigned, a Notary Public, in and for said State, personally appeared Howard M. Fox, Jr., known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.
Signature *[Signature]*
Name (Typed or Printed)

NAT'L REC NOV 30 1973

NOV 29 1973

Recording Requested By

ALLAN J. GREENBERG

3757

And When Recorded Mail To

BANK OF AMERICA NT & SA and
Howard M. Fox, Jr. Co-Trustees
1800 Avenue of the Stars
Suite 200
Los Angeles, Calif. 90067

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
27 Min, Past 1 P.M. MAR 7 1973
Registrar-Recorder

70 51

Mail Tax Statements to

NOT APPLICABLE

DOCUMENTARY TRANSFER TAX
COMPUTED BY THE COUNTY OF LOS ANGELES
OR COUNTY CLERK'S OFFICE
ENCLOSURE ATTACHED AT TIME OF SALE
Bank of America National Association
By: *[Signature]*
Signature of Declarant or Agent Determining Tax. (Pen. 2630)

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ALLAN J. GREENBERG, HOWARD M. FOX, JR. and HARRY J. QUINN, Co-Trustees under the ROSE and HOWARD FOX FOUNDATION, a charitable trust, dated April 2, 1962, hereby REMISE, RELEASE AND FOREVER QUITCLAIM to BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION and HOWARD M. FOX, JR., Co-Trustees under the Will of ROSE M. FOX, deceased, the following described real property in the County of Los Angeles, State of California:

- 1. Lot 1 in Block 1 of Carnation Villa Tract, in the City of Manhattan Beach, as per map recorded in Book 7, page 42 of Maps in the office of the County Recorder of said County.

Commonly known as 101 North Sepulveda Boulevard, Manhattan Beach, California.

- 2. PARCEL 1: The East 127 feet of the South 157.50 feet of Lot 9 in the Replat of Blocks "D" and "E" of the Strawberry Park Tract, as per Map recorded in Book 8, Page 138 of Maps, in the office of the County Recorder of said County.

PARCEL 2: The Northerly 20 feet of the Southerly 157.50 feet of Lot 9 in the Replat of Blocks "D" and "E" of the Strawberry Park Tract, as per Map recorded in Book 8, Page 38 of Maps, in the office of the County Recorder of said County.

EXCEPT the Westerly 20 feet thereof deeded to the County of Los Angeles for public road and highway purposes by deed recorded in Book 6503, Page 62 of Deeds.

Commonly known as 13614 South Western Avenue, Gardena, California.

- 3. The South 157.5 feet of Lot 9 in the Replat of Blocks "D" and "E" of the Strawberry Park Tract in the County of Los Angeles, State of California, as per Map recorded in Book 8, Page 138 of Maps, in the office of the County Recorder of said County.

EXCEPT the Westerly 10 feet thereof deeded to the County of Los Angeles for Public road and highway purposes by Deed recorded in Book 6503, Page 62 of Deeds.

ALSO EXCEPT therefrom the East 127 feet thereof.

ALSO EXCEPT therefrom the North 20 feet thereof.

Commonly known as 13616-18 South Western Avenue, Gardena, California.

MAR 7 1973

3757

4. Lots 1 and 2 of the MacKaye Tract, in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 11, Page 165 of Maps, in the office of the County Recorder of said County.

Commonly known as 1260-64 San Fernando Road, Los Angeles, California.

5. Lot 134 of Tract 13315, in the City of Los Angeles, as per map recorded in Book 339, Pages 25 to 27 inclusive of Maps, in the office of the County Recorder of Los Angeles County, California.

Commonly known as 11222 Van Owen, North Hollywood, California.

6. Lots 296, 297, 298, 299 and 300 in Block 123 of El Segundo in the City of El Segundo as per map recorded in Book 22, Pages 106 and 107 of Maps, in the office of the County Recorder of said County.

EXCEPTING therefrom all minerals, oil, gas and hydrocarbon substances, reserved by Edlou Company in deed recorded April 29, 1946, in Book 23169, Page 28, of Official Records.

Commonly known as 1601 El Segundo Boulevard, El Segundo, California.

7. Lots 3, 4 and 5 of the MacKaye Tract, as per map recorded in Book 11, Page 165 of Maps in the office of the County Recorder of Los Angeles County.

Commonly known as 1250-58 San Fernando Road, Los Angeles, California.

8. The South 150 feet of Lots 23 and 24 of S. Strohm's Subdivision of Lot 5 of the Freeman Tract, and the north half of Tract marked J. P. Grothwaite, on map of said Freeman Tract as per map recorded in Book 7 page 78 of Miscellaneous Records in the office of the County Recorder of said county.

EXCEPT the West 10 feet thereof included within Vermont Avenue.

Together with all right, title and interest of the Grantor under that certain oil and gas lease dated February 7, 1957, executed by Gore Bros., as lessors and Richfield Oil Corporation as lessee recorded March 20, 1962 and assigned to Civic Parking Square, Inc. on January 20, 1961, recorded in Book M-689 page 143, Official Records, including all rights to participate in the benefits accruing to the grantor by reason of inclusion under said lease of the herein described land.

Commonly known as 1960-1980 South Vermont Avenue, Los Angeles, California.

MAR 7 1973

3757

9. That portion of the northeast quarter of the southwest quarter of Section 11, Township 1 South, Range 14 West, San Bernardino Meridian, according to the official plat of the survey of said land on file in the Bureau of Land Management, described as follows:

Beginning at the point of intersection of the south line of Sunset Boulevard and the west line of Gordon Street, as condemned for street purposes by decree recorded in Book 6242, Page 234 of Deeds, thence West along the south line of Sunset Boulevard, 135 feet to the east line of the land conveyed to William Horsley and Elnora Horsley, by deed recorded in Book 6692, Page 303 of Deeds; thence south along the east line of the land of Horsley, 155 feet; thence east parallel with the south line of Sunset Boulevard, 135 feet to the west line of Gordon Street aforesaid; thence north along the west line of Gordon Street, 155 feet to the point of beginning.

Commonly known as 6000 Sunset Boulevard, Los Angeles, California.

10. Lot 35 of Tract 1593, City of Los Angeles, as per map recorded in Book 21, Page 79 of Maps, in the office of the County Recorder of said County.

Commonly known as 1307 Cypress Avenue, Los Angeles, California.

11. Lots 98 and 99 of Tract No. 5279, in the County of Los Angeles, State of California, as per map recorded in Book 60 page 28 of Maps, in the office of the County Recorder of said County.

Commonly known as 3906-3908 West Slauson Avenue, Los Angeles, California.

12. Lot 37 in Block 31 of "Angeleno Heights" in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 10 page 63 et seq., of Miscellaneous Records, in the office of the County Recorder of said County.

Commonly known as 1270-2 Sunset Boulevard, Los Angeles, California.

13. That portion of Section 19, Township 2 South, Range 14 West, in the Rancho Sausal Redondo, in the city of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 1, pages 507 and 508 of Patents, Records of said county, described as follows:

Commencing at the intersection of a line parallel with and distant 2092.11 feet northerly, measured at right angles from the southerly line of said Section 19, with a line parallel with and distant 33.00 feet easterly, measured at right angles from the westerly line of said Section 19, thence easterly along said line parallel with the southerly line of Section 19, distance of 336.18 feet, more or less to a point in the

southwesterly line of Sepulveda Boulevard (100 feet wide) as shown on Map No. B-914-2 on file in the office of the county surveyor of said county, said point being the true point of beginning; thence northwesterly along said side line of Sepulveda Boulevard, 98 feet, thence leaving said side line, westerly parallel with said southerly line of Section 19, a distance of 200 feet, thence southeasterly parallel with said side line of Sepulveda Boulevard, 98 feet to said first described line parallel with the southerly line of Section 19; thence easterly along said parallel line to said true point of beginning.

Commonly known as 6520-27 South Sepulveda Boulevard, Los Angeles, California.

14. The southwesterly 98 feet of Lot 6 in Block 3 of Ord's Survey, in the City of and County of Los Angeles, as per map recorded in Book 53 page 66 of Miscellaneous Records, in the office of the County Recorder of said County.

Commonly known as the northeast corner of Spring and Third Streets, Los Angeles, California.

DATED February 9, 1973.

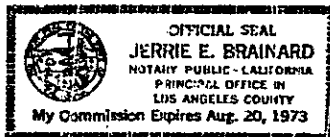
Allan J. Greenberg
ALLAN J. GREENBERG
Howard M. Fox, Jr.
HOWARD M. FOX, JR.
Harry J. Quinn
HARRY J. QUINN

STATE OF CALIFORNIA) ss.
COUNTY OF LOS ANGELES)

On February 10, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared ALLAN J. GREENBERG, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Jerrie E. Brainard
JERRIE E. BRAINARD
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY



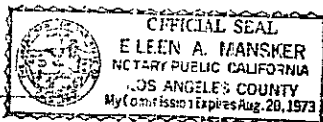
TO 447 C
(Individual)

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On February 13 1973 before me, the undersigned, a Notary Public in and for said State, personally appeared HARRY J. QUINN

_____ known to me
to be the person whose name is subscribed
to the within instrument and acknowledged that he
executed the same.

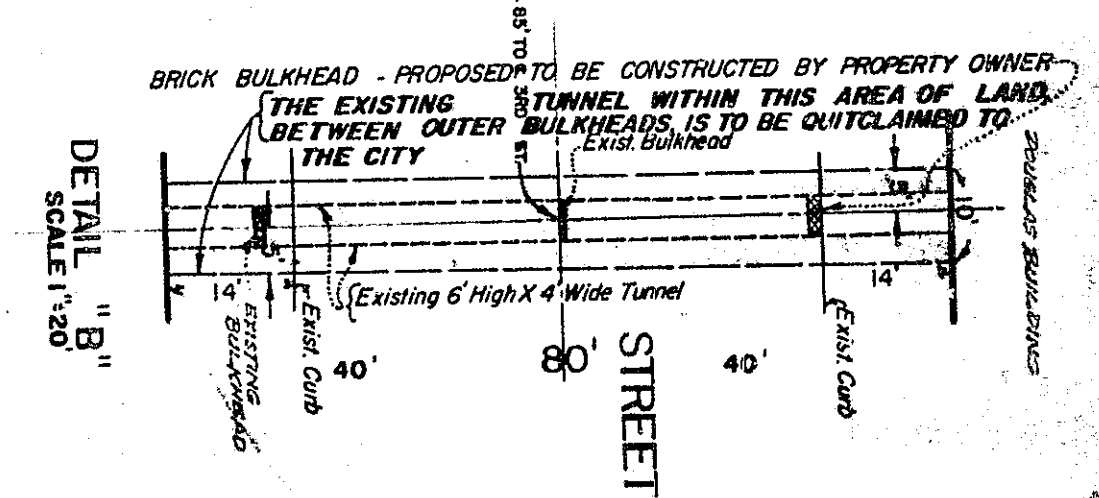
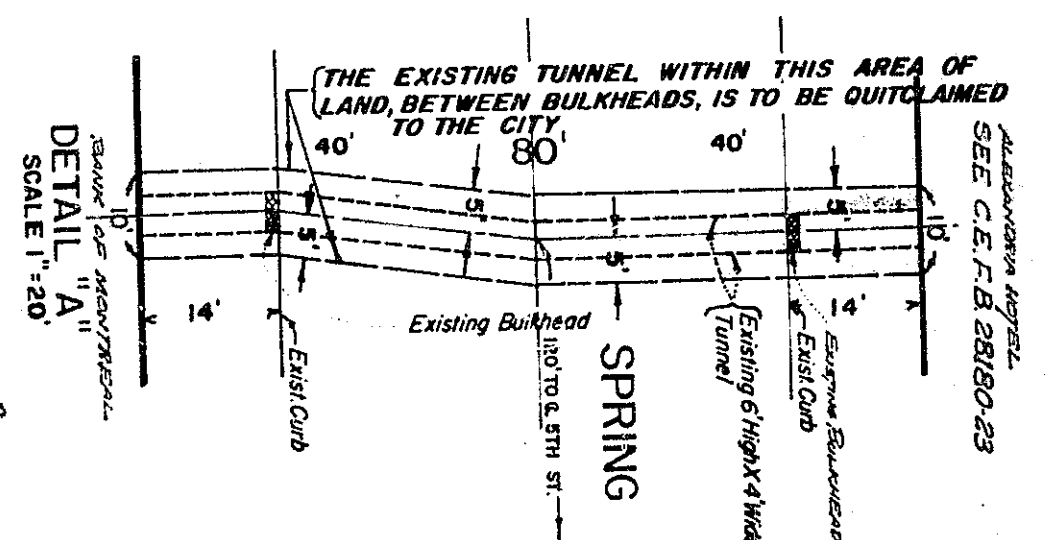
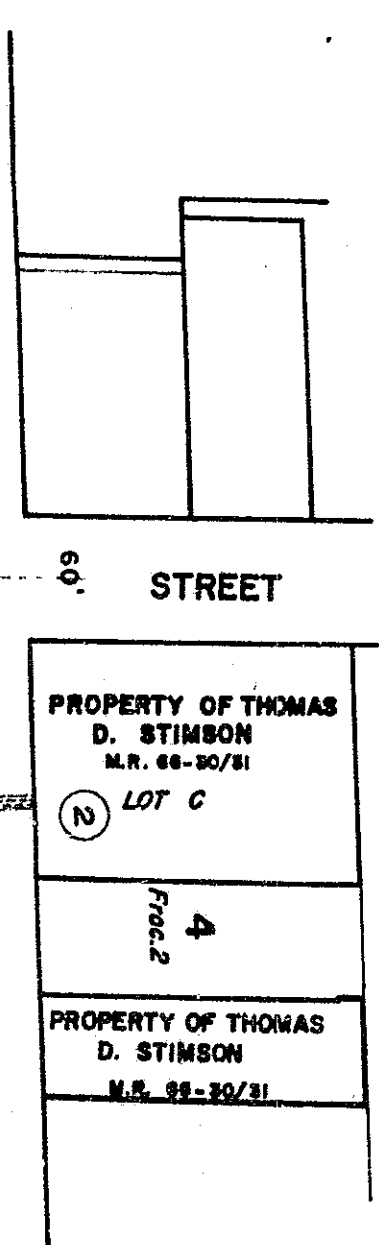
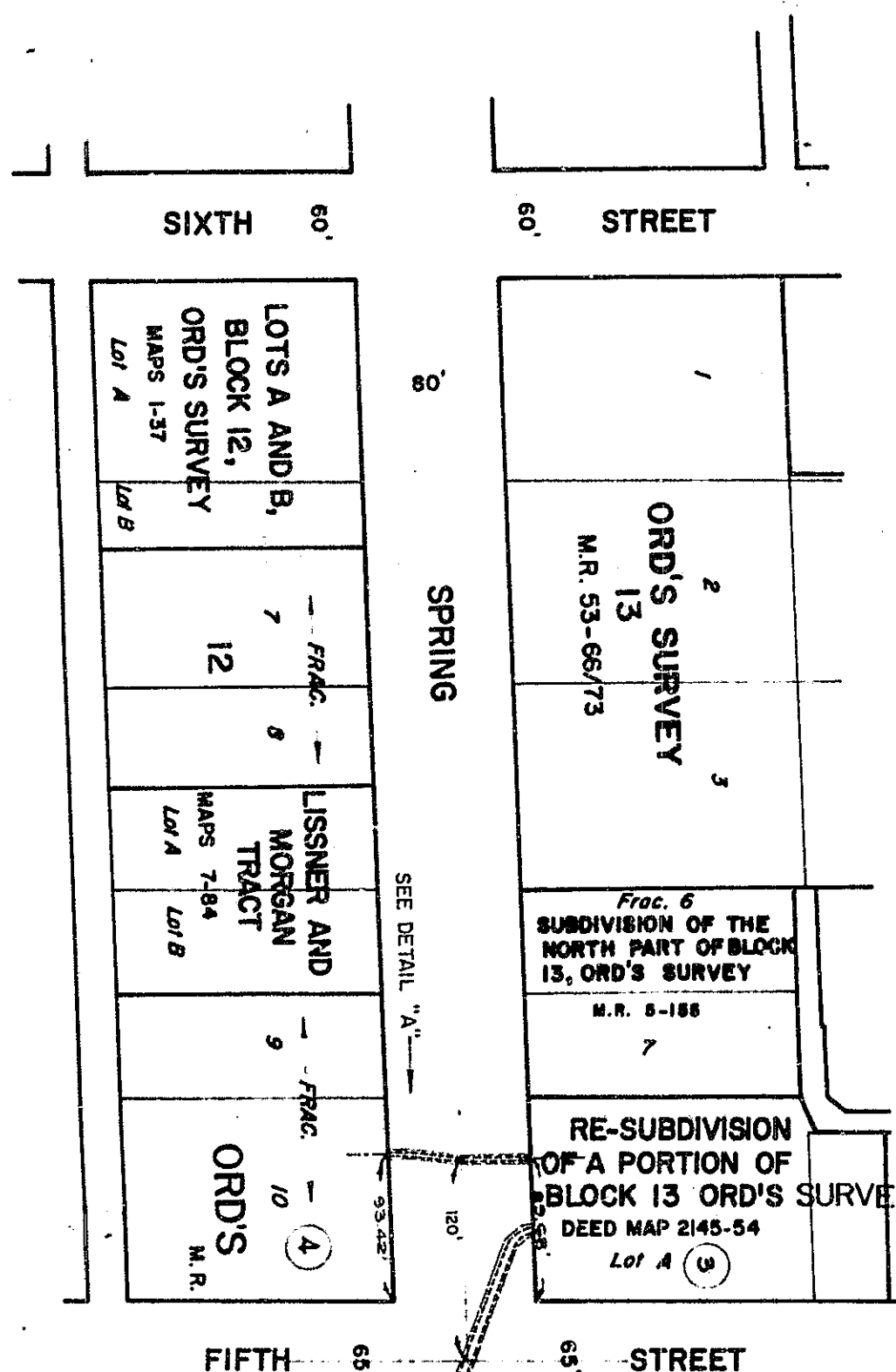
WITNESS my hand and official seal.
Signature *Jerrie E. Brainard*
Name (Typed or Printed)



3767

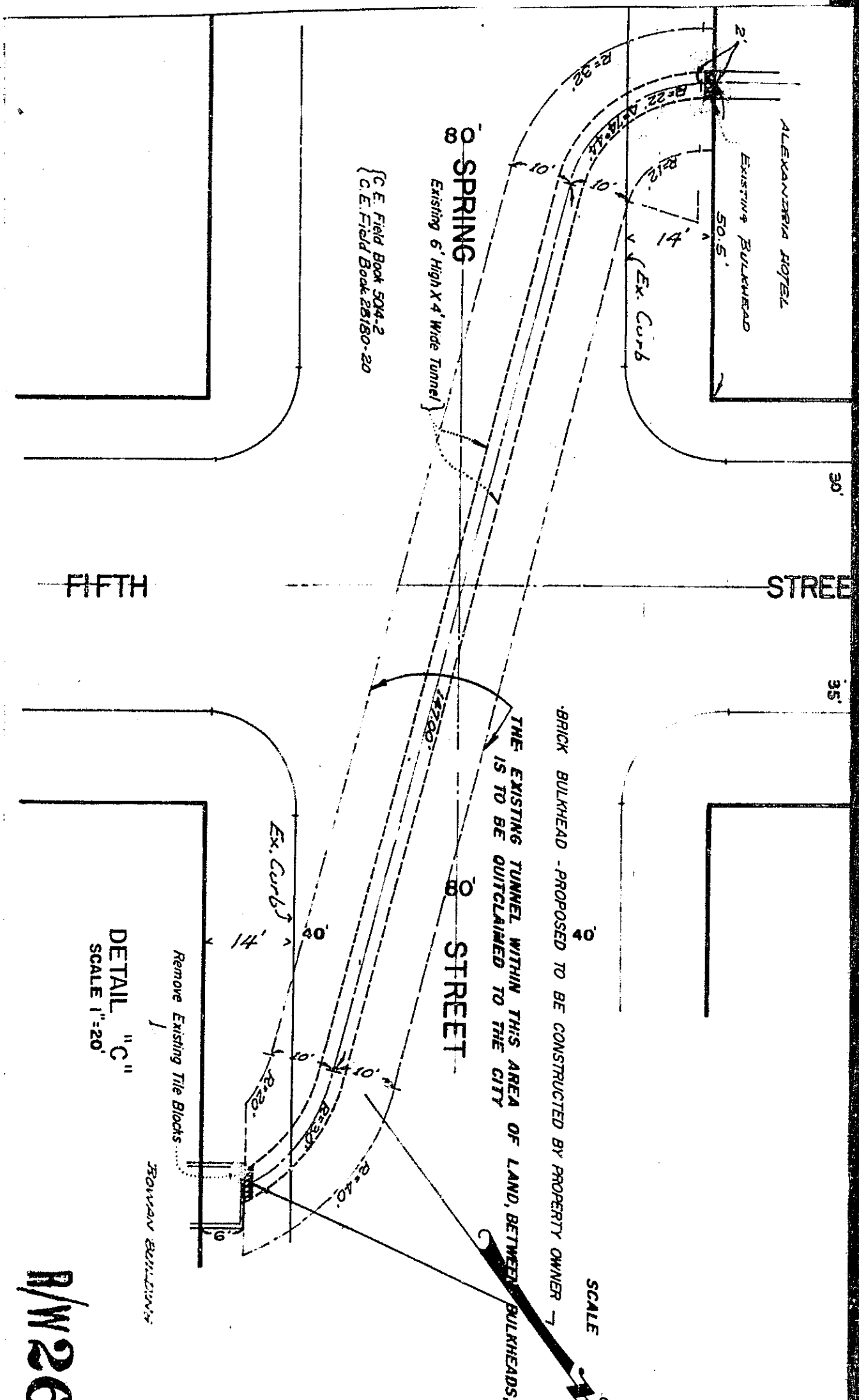
3767

STAPLE HERE

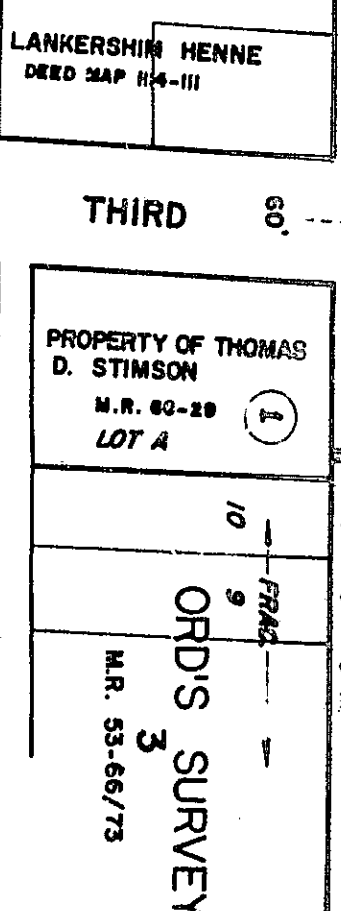


ALBANY HOTEL SEE C.E.F.B. 28180-23

200' BLDG'S BUILDINGS



R/W 26489



REVISIONS		APPROVALS			
DATE	DESCRIPTION	BY CHK.	DIVISION ENGR.	CITY ENGINEER	DATE
12-3-63	Location of Existing & Proposed Bulkheads revised. Unrelated Notations deleted.	<i>Foster</i>	<i>Phelan</i>	<i>McDonald</i>	<i>12/5/63</i>

Title: ABANDONMENT OF SPRING ST. TUNNELS FOR SPRING ST. SEWER REPLACEMENT-1ST TO 7TH ST. Right of Way No. 26489
 Order No. 31135 Dist. Mapping B-209, 213 Div. Index 77, 78
 Clerk's File 9 Council Dist. 9 Engr. Dist. CENTRAL
 Plans: 8 Profiles Field Books
 Office Work Foster CHK. Foster Supervised By Phelan
 Submitted May 21 1963 Division Engr. Phelan
 Approved May 21 1963 City Engr. Phelan

K.bler

Dated JANUARY 23, 1964

Howard M. Fox
HOWARD M. FOX

Rose M. Fox
ROSE M. FOX

Harry J. Quinn
HARRY J. QUINN

Ruth Quinn
RUTH QUINN

PROPERTY OWNER
OF LAND
RENT TO
RUTH QUINN

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES

ss.

On this 23rd day of JANUARY, 1964, before me
ALLAN J. GREENBERG a Notary Public in and for the said
County and State, personally appeared HOWARD M. FOX,
ROSE M. FOX, HARRY J. QUINN
AND RUTH QUINN

known to me to be the persons whose names ARE subscribed to
the within instrument, and acknowledged to me that they executed
the same.

WITNESS my hand and official seal.

Allan J. Greenberg
Notary Public in and for said County and State.

If executed in any State other than California, the Notarial Acknowledgment should be certified by the County Clerk.

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES

ss.

ON THIS _____ day of _____, A.D. 19____, before me,
_____, a Notary Public in and for the said County and State,
personally appeared _____ known to me to be the

President, and _____ known to me to be the

Secretary of the

the Corporation that executed the within instrument, known to me to be the persons who executed the
within instrument, on behalf of the Corporation herein named, and acknowledged to me that such
Corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of
Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and
year in this certificate first above written.

R/W No. 26482-1A

JOB TITLE Abandonment of Spring
Street Tunnels for Spring
Street Sewer Replacement -
1st Street to 7th Street

STANDARD INSTRUMENT

Checked as to parties, marital status, dates, sig-
natures, acknowledgments and corporate seal.

A. M. HUI, Director
BUREAU OF RIGHT OF WAY AND LAND
By *A. M. Hui* Title Officer

Approved as to Authority **JAN 31 1964**

A. M. HUI, Director
BUREAU OF RIGHT OF WAY AND LAND
By *A. M. Hui* Principal Real Estate Agent

Notary Public in and for said County and State.

Approved as to description, 1964

LYALL A. PARDEE
City Engineer.

By JOHN R. WHEELER
J. Wheeler Deputy.

Approved as to form, 1964

ROGER ARNEBERGH
City Attorney.

By *R. Arnebergh*
JOSEPH W. BLOCKER

Council File No. 112147

Harry J. Quinn, et al.

TO

The City of Los Angeles

Quitclaim Deed

Dated _____, 19____

CERTIFICATE OF ACCEPTANCE
This is to certify that the
interest in real property
conveyed by the within deed
or grant to The City of Los
Angeles, a municipal corpor-
ation, is hereby accepted
under the authority of the
City Council of The City of
Los Angeles, pursuant to
Ordinance No. 123655, appro-
ved January 23, 1963, and
the grantee consents to the
recording thereof by its
duly authorized officer.

By *T. F. Kibler*
Authorized Officer

Date: FEB - 4 1964

CENTRAL

RIGHT OF WAY

Division _____

Platted _____ D. M.

By _____ C. E.

Conditions _____ Escrow

Signature _____ Date

T. F. KIBLER

DO NOT WRITE ON THIS SIDE OF LINE. LEAVE FOR BINDING.

Appendix D
Radius Map Report

129 3rd Street
129 3rd Street
Los Angeles, CA 90012

Inquiry Number: 5949750.2s
January 27, 2020

The EDR Radius Map™ Report with GeoCheck®



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

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Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-8
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Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
 Please contact EDR at 1-800-352-0050
 with any questions or comments.

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

129 3RD STREET
LOS ANGELES, CA 90012

COORDINATES

Latitude (North): 34.0502450 - 34° 3' 0.88"
Longitude (West): 118.2464910 - 118° 14' 47.36"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 384951.1
UTM Y (Meters): 3768233.2
Elevation: 281 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5630795 LOS ANGELES, CA
Version Date: 2012

West Map: 5630741 HOLLYWOOD, CA
Version Date: 2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140515, 20140513
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
129 3RD STREET
LOS ANGELES, CA 90012

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	KAHN ALES	118 W 3D	EDR Hist Cleaner	Lower	42, 0.008, SSE
B2		257 S SPRING ST	UST	Higher	101, 0.019, NW
A3		263 S MAIN ST	UST	Lower	102, 0.019, SE
B4	NEUMAN MAURICE	224 W 3D	EDR Hist Cleaner	Higher	137, 0.026, WNW
B5	NEUMAN MAURICE	226 W 3D	EDR Hist Cleaner	Higher	143, 0.027, WNW
B6	311 SOUTH SPRING STR	311 S SPRING ST	HAZNET, HAZMAT, CERS	Lower	161, 0.030, West
B7		220 S SPRING ST	UST	Higher	189, 0.036, NNE
A8		300 S SPRING ST	UST	Lower	249, 0.047, SW
A9	RONALD REAGAN STATE	300 S SPRING ST	SWEEPS UST, CA FID UST	Lower	249, 0.047, SW
A10	RONALD W REAGAN BLDG	300 S SPRING ST	RCRA NonGen / NLR	Lower	249, 0.047, SW
C11		331 S SPRING ST	UST	Lower	256, 0.048, WSW
C12		333 S SPRING ST	UST	Lower	268, 0.051, WSW
C13	CLEANERS DEPOT	333 S SPRING ST STE	EDR Hist Cleaner	Lower	268, 0.051, WSW
D14	LAPD MAIN STREET FAC	260 S MAIN ST	RCRA NonGen / NLR	Lower	356, 0.067, SE
D15	LAPD - MAIN STREET F	260 S MAIN ST	UST	Lower	356, 0.067, SE
D16	LAPD MAIN STREET FAC	260 S MAIN ST	HAZNET, HAZMAT	Lower	356, 0.067, SE
D17	LAPD - MAIN STREET F	260 S MAIN ST	CERS HAZ WASTE, CERS TANKS, CERS	Lower	356, 0.067, SE
D18	GREENBERG PAUL	108 E 3D	EDR Hist Cleaner	Lower	364, 0.069, SSE
E19	METROPOLITAN NEWS CO	210 S SPRING ST	HAZNET, HAZMAT, CERS	Higher	375, 0.071, NNE
B20	HIGH PERFORMANCE MAG	240 S BROADWAY 5TH F	RCRA-SQG, FINDS, ECHO	Higher	378, 0.072, NW
F21	BRADBURY BUILDING	304 BROADWAY S.	LUST, CERS	Higher	427, 0.081, WNW
F22	BRADBURY BUILDING	304 S BROADWAY	UST	Higher	427, 0.081, WNW
E23		201 S SPRING ST	UST	Higher	454, 0.086, NNE
C24	BALL JACOB	336 S SPRING ST	EDR Hist Cleaner	Lower	462, 0.087, SW
F25	VERIZON BUSINESS SER	317 S BROADWAY ST	HAZMAT	Higher	478, 0.091, WNW
E26	LOS ANGELES TIMES	200 S SPRING ST	UST	Higher	482, 0.091, NNE
E27		200 S SPRING ST DOWN	UST	Higher	482, 0.091, NNE
F28	HALL OF RECORDS/ LA	320 S BROADWAY	UST	Higher	484, 0.092, West
F29	SOLOMON ABR	322 S BROADWAY	EDR Hist Cleaner	Higher	493, 0.093, West
D30	GODIN BENJ	127 E 3D	EDR Hist Cleaner	Lower	511, 0.097, SE
G31		354 S SPRING ST	UST	Lower	524, 0.099, SW
G32	BANCO POPULAR DE PUE	354 S SPRING ST	SWEEPS UST, CA FID UST	Lower	524, 0.099, SW
D33	WONG LEE	131 E 3D	EDR Hist Cleaner	Lower	526, 0.100, SE
E34	THE LOS ANGELES TIME	214 W 2ND ST	UST	Higher	536, 0.102, NNE
E35	THE TIMES MIRROR COM	214 W 2ND ST	SWEEPS UST	Higher	536, 0.102, NNE
E36	STRAUSS LOUIS	125 W 2D	EDR Hist Cleaner	Higher	538, 0.102, NE
E37	OKOMOTO W H	119 W 2D	EDR Hist Cleaner	Higher	538, 0.102, NE
H38	GENERAL PETROLEUM CO	108 W 2D	EDR Hist Auto	Higher	547, 0.104, ENE
E39	ECONOMY GUS	234 W 2D	EDR Hist Cleaner	Higher	561, 0.106, NNE

MAPPED SITES SUMMARY

Target Property Address:
129 3RD STREET
LOS ANGELES, CA 90012

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
E40	2ND AND BROADWAY STA	240 W 2ND ST	HAZMAT, CERS	Higher	568, 0.108, North
F41	GRAND CENTRAL SQ. LT	306 W. 3RD STREET	CERS TANKS, HAZNET, HAZMAT, CERS	Higher	593, 0.112, WNW
F42	MARLENES JEWELRY	306 W 3RD ST SU 204B	HAZMAT	Higher	593, 0.112, WNW
F43	MOFFETT JOHN	324 W 3D	EDR Hist Cleaner	Higher	598, 0.113, WNW
H44	SANO BEN	113 E 2D	EDR Hist Cleaner	Higher	601, 0.114, ENE
I45		145 S SPRING ST	UST	Higher	641, 0.121, NNE
J46	BUDOKAN INC	249 SOUTH LOS ANGELE	RCRA NonGen / NLR	Lower	646, 0.122, ESE
H47	REDMAN HARRY	133 E 2D	EDR Hist Cleaner	Higher	651, 0.123, ENE
G48		124 W 4TH ST	UST	Lower	713, 0.135, SW
J49	HOLLYWOOD GRAND PRIX	4274 & 4278 3RD ST.	LUST, CERS	Lower	732, 0.139, SE
K50	BROADWAY CIVIC CENTE	205 S BROADWAY # 510	HAZMAT	Higher	744, 0.141, NNW
K51		205 S BROADWAY	RCRA NonGen / NLR	Higher	744, 0.141, NNW
L52	COURTS AND RECORDS F	255 W 4TH ST	SWEEPS UST, CA FID UST	Lower	752, 0.142, WSW
G53	CONTINENTAL BUILDING	408 S SPRING ST	RCRA-SQG, FINDS, ECHO	Lower	762, 0.144, SW
M54		401 S MAIN ST	UST	Lower	765, 0.145, SSW
L55		353 S. BROADWAY STRE	RCRA NonGen / NLR	Lower	782, 0.148, West
N56	CURRENT OCCUPANT	240 S HILL ST	SWEEPS UST, CA FID UST	Higher	791, 0.150, NW
N57		240 S HILL ST	UST	Higher	791, 0.150, NW
J58	AVALON BAY COMMUNITI	236 S LOS ANGELES ST	HAZNET, HAZMAT	Lower	795, 0.151, ESE
J59	AVALON BAY COMMUNITI	236 S LOS ANGELES ST	UST	Lower	795, 0.151, ESE
I60	TIMES MIRROR CORPORA	145 SPRING ST S	LUST, HIST CORTESE, CERS	Higher	813, 0.154, NNE
O61		304 S LOS ANGELES ST	UST	Lower	814, 0.154, SE
O62		308 S LOS ANGELES ST	UST	Lower	822, 0.156, SSE
M63	OLD BANK DISTRICT	411 S. MAIN STREET	SWEEPS UST, HAZNET	Lower	835, 0.158, SSW
K64	WEBSTER CAREER COLLE	222 S HILL ST	SWEEPS UST, CA FID UST, HAZMAT	Higher	844, 0.160, NNW
N65	VERIZON BUSINESS: LS	308 S HILL ST	HAZMAT	Higher	847, 0.160, WNW
N66		304 S HILL ST	UST	Higher	853, 0.162, WNW
O67	RUBINFELD SHOWCASE C	322 S LOS ANGELES ST	EMI, HAZMAT	Lower	859, 0.163, SSE
O68	BREITLING PROPERTY #	322 LOS ANGELES	HIST CORTESE	Lower	859, 0.163, SSE
P69		417 S SPRING ST	UST	Lower	873, 0.165, SW
L70	JT WIMSATT CONTRACTI	400 S. BROADWAY	RCRA NonGen / NLR	Lower	873, 0.165, WSW
L71	BROADWAY ELITE, LLC	400 S. BROADWAY	RCRA NonGen / NLR	Lower	873, 0.165, WSW
I72	THE TIMES MIRROR COM	202 W 1ST ST	CERS HAZ WASTE, CERS TANKS, CA FID UST, HAZMAT,...	Higher	878, 0.166, NNE
I73	LOS ANGELES TIMES -	202 W. 1ST ST.	RCRA-SQG	Higher	878, 0.166, NNE
I74	ONNI -LOS ANGELES TI	202 W 1ST ST	AST	Higher	878, 0.166, NNE
I75	ONNI -LOS ANGELES TI	202 W 1ST ST	UST	Higher	878, 0.166, NNE
Q76		200 S LOS ANGELES ST	UST	Lower	883, 0.167, East
P77		419 S SPRING ST	UST	Lower	886, 0.168, SW
P78		419 S. SPRING ST	RCRA NonGen / NLR	Lower	886, 0.168, SW

MAPPED SITES SUMMARY

Target Property Address:
129 3RD STREET
LOS ANGELES, CA 90012

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MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
P79	PNK 1 GROUP INVESTME	419 SOUTH SPRING STR	RCRA NonGen / NLR	Lower	886, 0.168, SW
P80	KJELL H QVALE/RAGNAR	419 S SPRING ST	SWEEPS UST, CA FID UST	Lower	886, 0.168, SW
M81	GILMORE ASSOCITAES	415 S MAIN ST	UST	Lower	896, 0.170, SSW
M82	SOUTHERN CALIFORNIA	415 S MAIN ST	SWEEPS UST, CA FID UST, HAZMAT	Lower	896, 0.170, SSW
R83		135 S SPRING ST	UST	Higher	900, 0.170, NNE
N84	TIMES MIRROR	240 HILL ST S	LUST, HIST CORTESE, CERS	Higher	902, 0.171, NNW
K85	CURRENT OCCUPANT	208 S HILL ST	SWEEPS UST, CA FID UST	Higher	905, 0.171, NNW
N86	THE ANGELUS PLAZA	245 S HILL ST	SWEEPS UST, CA FID UST	Higher	921, 0.174, NW
N87	THE ANGELUS PLAZA	245 S HILL ST	UST, CERS TANKS, EMI, HAZMAT, CERS	Higher	921, 0.174, NW
N88	ANGELUS PLAZA	255 S HILL ST STE 11	AST	Higher	922, 0.175, NW
N89	THE RHF BUNKER HILL	255 S HILL ST	SWEEPS UST, CA FID UST, EMI, HAZNET	Higher	922, 0.175, NW
S90	TRANSAMERICA OCCIDEN	150 S BROADWAY	SWEEPS UST, CA FID UST	Higher	925, 0.175, North
S91		150 S BROADWAY	UST	Higher	925, 0.175, North
Q92	LOS ANGELES TIMES	214 002ND ST E	LUST, HIST CORTESE, CERS	Lower	949, 0.180, East
T93	DISTRIBUTING STATION	120 EAST FOURTH ST	HIST UST	Lower	959, 0.182, South
T94	DISTRIBUTING STATION	120 E 4TH ST	HIST UST, HAZMAT, CERS	Lower	959, 0.182, South
U95		231 E 3RD ST	UST	Lower	969, 0.184, SE
V96	CITY OF LOS ANGELES	MULTIPLE PARCLES /SI	SWF/LF, CERS	Lower	973, 0.184, West
V97	LA BY-PRODUCTS HEWIT	LA	SWF/LF, CERS	Lower	973, 0.184, West
Q98		170 S LOS ANGELES ST	UST	Lower	979, 0.185, East
R99	SUB SHOP 03	120 S SPRING ST	HIST UST	Higher	982, 0.186, NNE
R100	CALTRANS DIST 7/FACI	120 S SPRING ST	HAZNET, HAZMAT	Higher	982, 0.186, NNE
R101	CALIFORNIA STATE DEP	120 S SPRING ST	UST, SWEEPS UST	Higher	982, 0.186, NNE
R102	CALTRANS	120 S SPRING ST	HIST UST, EMI	Higher	982, 0.186, NNE
R103	DEPT OF TRANSPORTATI	120 S SPRING ST	RCRA-SQG, FINDS, ECHO	Higher	982, 0.186, NNE
R104	CALTRANS DISTRICT 7	120 S SPRING ST	RCRA NonGen / NLR, HAZNET	Higher	982, 0.186, NNE
W105		235 S. HILL STREET	RCRA NonGen / NLR	Higher	984, 0.186, NNW
P106		426 S SPRING ST	UST	Lower	991, 0.188, SW
V107	BROADWAY STATE OFFIC	320 W 4TH ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	1002, 0.190, WSW
V108		357 S HILL ST	UST	Higher	1003, 0.190, West
Q109	METRO- METROPOLITAN	221 W 2ND ST	HAZMAT	Lower	1005, 0.190, East
Q110	METRO- METROPOLITAN	221 W 2ND ST	UST	Lower	1005, 0.190, East
M111		417 S MAIN ST	UST	Lower	1006, 0.191, SSW
M112	LA COUNTY METROPOLIT	425 S MAIN ST	HIST UST, HAZMAT	Lower	1025, 0.194, SSW
M113	LA COUNTY METROPOLIT	425 S MAIN ST	UST	Lower	1025, 0.194, SSW
M114	SOUTHERN CALIF RAPID	425 S MAIN ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	1025, 0.194, SSW
M115	METRO RAIL CONSTRUCT	425 MAIN ST	RCRA-SQG, CHMIRS, HAZNET, HIST CORTESE	Lower	1025, 0.194, SSW
M116	RTD LOCATION 32 - HE	425 S MAIN ST	SWEEPS UST, CA FID UST	Lower	1025, 0.194, SSW
S117	LOS ANGELES TIMES	130 S BROADWAY	SWEEPS UST, CA FID UST	Higher	1029, 0.195, North

MAPPED SITES SUMMARY

Target Property Address:
129 3RD STREET
LOS ANGELES, CA 90012

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MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
S118		130 S BROADWAY	UST	Higher	1029, 0.195, North
P119	TITLE INSURANCE/SPEC	433 S. SPRING STREET	RCRA NonGen / NLR	Lower	1042, 0.197, SW
P120	TWIN SPRINGS, LLC.	433 S SPRING ST SU 8	UST	Lower	1042, 0.197, SW
P121	LORE LAC SPRING STRE	433 S SPRING ST	RCRA NonGen / NLR	Lower	1042, 0.197, SW
P122	TWIN SPRINGS, LLC.	433 S SPRING ST SU 8	HAZMAT	Lower	1042, 0.197, SW
P123	PECORARO / 433 SPRIN	433 S SPRING STREET	RCRA NonGen / NLR	Lower	1042, 0.197, SW
X124	LAPD - HEADQUARTERS	100 W 1ST ST	HAZMAT, CERS	Higher	1044, 0.198, NE
X125		100 W. FIRST STREET	RCRA NonGen / NLR	Higher	1044, 0.198, NE
X126	LAPD - HEADQUARTERS	100 W 1ST ST	UST	Higher	1044, 0.198, NE
P127	ROWAN REALTY PARTNER	458 S SPRING ST	HAZNET, HAZMAT	Lower	1046, 0.198, SW
P128	ROWAN REALTY PARTNER	458 S SPRING ST	UST	Lower	1046, 0.198, SW
Y129	JUDSON RIVES BUILDIN	424 S BROADWAY	CERS TANKS, HAZMAT, CERS	Lower	1057, 0.200, WSW
X130	LOS ANGELES AIR FORC		LUST, MCS	Higher	1069, 0.202, NE
Q131	DOUBLE TREE HOTEL	120 S LOS ANGELES	RCRA NonGen / NLR	Lower	1079, 0.204, East
Q132	DOUBLETREE BY HILTON	120 S LOS ANGELES ST	UST	Lower	1079, 0.204, East
Q133		120 S LOS ANGELES ST	RCRA NonGen / NLR	Lower	1079, 0.204, East
Q134	THE NEW OTANI HOTEL	120 S LOS ANGELES ST	DRYCLEANERS, EMI, HAZMAT, CERS	Lower	1079, 0.204, East
Q135	NEW OTANI HOTEL THE	120 S LOS ANGELES ST	RCRA-SQG, FINDS, ECHO, HAZNET	Lower	1079, 0.204, East
Z136	WALTER LAWRENCE INK	218 E BOYD ST	HAZMAT	Lower	1084, 0.205, SSE
Z137	WALTER W LAWRENCE IN	218 BOYD ST	SWEEPS UST, CA FID UST	Lower	1084, 0.205, SSE
V138		4TH AND HILL	UST	Lower	1088, 0.206, West
S139	TIMES MIRROR COMPANY	220 W. 1ST STREET	RCRA-SQG	Higher	1111, 0.210, NNE
Y140	DTLA BIKES INC	425 S BROADWAY UNIT	RCRA NonGen / NLR	Lower	1114, 0.211, WSW
Y141		430 S BROADWAY	UST	Lower	1114, 0.211, WSW
Y142		430 S BROADWAY ST	UST	Lower	1114, 0.211, WSW
X143	CHANDLER LEASE PROPE	MAIN ST	CPS-SLIC, CHMIRS, CERS	Higher	1130, 0.214, NE
X144	CALTRANS DISTRICT 7	100 S MAIN ST	UST	Higher	1134, 0.215, NE
X145	CALTRANS, DISTRICT N	100 S. MAIN STREET	RCRA NonGen / NLR	Higher	1134, 0.215, NE
X146		100 S MAIN ST	RCRA NonGen / NLR	Higher	1134, 0.215, NE
X147	CALTRANS	100 S. MAIN ST.	RCRA NonGen / NLR	Higher	1134, 0.215, NE
X148	CALTRANS DISTRICT 7	100 S MAIN ST	HAZNET, HAZMAT	Higher	1134, 0.215, NE
X149	CALTRANS, DISTRICT 7	100 SOUTH MAIN STREE	RCRA NonGen / NLR	Higher	1134, 0.215, NE
X150	CALTRANS	100 S. MAIN ST.	RCRA NonGen / NLR	Higher	1134, 0.215, NE
X151	CALIFORNIA DEPARTMEN	100 SOUTH MAIN STREE	RCRA NonGen / NLR	Higher	1134, 0.215, NE
X152	CALTRANS DISTRICT 7	100 S MAIN ST	RCRA NonGen / NLR	Higher	1134, 0.215, NE
X153		100 SOUTH MAIN STREE	RCRA NonGen / NLR	Higher	1134, 0.215, NE
X154	CALIFORNIA DEPARTMEN	100 SOUTH MAIN STREE	RCRA NonGen / NLR	Higher	1134, 0.215, NE
S155	MANGROVE SITE	SKANSKA MANGROVE SIT	AST	Higher	1157, 0.219, NNE
V156		401-05 S HILL ST	UST	Higher	1158, 0.219, West

MAPPED SITES SUMMARY

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LOS ANGELES, CA 90012

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V157		401 S HILL ST	UST	Higher	1158, 0.219, West
X158	CITY OF LA - CITY HA	131 N MAIN ST	HAZMAT	Higher	1158, 0.219, NE
X159	CITY OF LA - CITY HA	131 N MAIN ST	UST	Higher	1158, 0.219, NE
Y160		431-432 S BROADWAY S	UST	Lower	1168, 0.221, WSW
U161	SCHWARTZ HARRY YARN	321 E THIRD ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	1173, 0.222, SE
S162	U.S. GENERAL SERVICE	107 S BROADWAY ST	UST	Higher	1180, 0.223, NNE
S163	CALIF. DEPT. OF TRAN	107 S BROADWAY	SWEEPS UST, HIST UST, CA FID UST	Higher	1180, 0.223, NNE
S164	U.S. GENERAL SERVICE	107 S BROADWAY ST	HIST UST, HAZMAT	Higher	1180, 0.223, NNE
S165	CALIFORNIA DEPT OF J	107 S BROADWAY RM 31	RCRA-SQG, FINDS, ECHO	Higher	1180, 0.223, NNE
Y166		438 S BROADWAY	UST	Lower	1191, 0.226, WSW
T167	DOWNTOWN LA AUTO SER	122 E. WINSTON ST.	EMI, HAZMAT	Lower	1192, 0.226, SSW
T168	DOWNTOWN LA AUTO SER	122 E WINSTON ST	RCRA-SQG, FINDS, ECHO	Lower	1192, 0.226, SSW
Z169		331 S WALL ST	UST	Lower	1194, 0.226, SSE
V170		409 S HILL ST	UST	Higher	1199, 0.227, West
Y171	ZEUS ROBI JEWELRY	440 S BROADWAY #G-4	HAZMAT	Lower	1205, 0.228, WSW
W172	THE ANGELES PLAZA	200 S OLIVE ST	UST	Higher	1206, 0.228, NNW
W173	THE ANGELES PLAZA	200 S OLIVE ST	CERS TANKS, EMI, HAZMAT, CERS	Higher	1206, 0.228, NNW
AA174	RELATED/LL BLOCK B,	235 S SAN PEDRO ST	UST	Lower	1221, 0.231, ESE
AA175	RELATED/LL BLOCK 8 L	235 SAN PEDRO	LUST, CERS	Lower	1221, 0.231, ESE
AA176	RELATED/LL BLOCK B,	235 S SAN PEDRO ST	HAZNET, HAZMAT	Lower	1221, 0.231, ESE
Y177		437-447 S BROADWAY S	UST	Lower	1222, 0.231, WSW
Z178		301 E BOYD ST	UST	Lower	1249, 0.237, SE
179	BANDINI CANYON POCKE	O'FARRELL AND BANDIN	US BROWNFIELDS, FINDS	Higher	1251, 0.237, ENE
V180	TOUCHSTONE TELEVISIO	417 S HILL ST	RCRA-SQG	Lower	1255, 0.238, West
V181		417 S HILL ST	RCRA NonGen / NLR	Lower	1255, 0.238, West
V182	CAMERA READY	417 S HILL SUITE #30	RCRA-SQG, FINDS, ECHO	Lower	1255, 0.238, West
V183		417 S. HILL STREET	RCRA NonGen / NLR	Lower	1255, 0.238, West
V184	SUBWAY TERMINAL	417 S HILL ST	UST	Lower	1255, 0.238, West
V185	SUBWAY TERMINAL	417 S HILL ST	EMI, HAZMAT	Lower	1255, 0.238, West
V186	METRO 417	417 SOUTH HILL ST.	RCRA NonGen / NLR	Lower	1255, 0.238, West
AB187	THE ANGELUS PLAZA	300 S OLIVE ST	UST	Higher	1256, 0.238, WNW
AB188	THE ANGELUS PLAZA	300 S OLIVE ST	CERS TANKS, HAZMAT, CERS	Higher	1256, 0.238, WNW
AC189	CITY OF LA METRO CAL	100 N LOS ANGELES ST	UST	Higher	1260, 0.239, ENE
AC190	CITY OF LA METRO CAL	100 N LOS ANGELES ST	CERS TANKS, HAZMAT, CERS	Higher	1260, 0.239, ENE
AD191	EAST WEST DEVELOPMEN	123 ONIZUKA ST	UST	Lower	1269, 0.240, East
AE192	JESUS A CERVANTES JE	453 S SPRING ST SU 5	HAZMAT	Lower	1269, 0.240, SW
AE193	ANTONIO URIBE JEWELR	453 S SPRING ST SU 4	HAZMAT	Lower	1269, 0.240, SW
AE194	ANTONIO URIBE MFG	453 S SPRING ST #421	RCRA-SQG, FINDS, ECHO	Lower	1269, 0.240, SW
AE195	E. H. K. JEWELRY	453 S. SPRING STREET	RCRA-SQG, FINDS, ECHO	Lower	1269, 0.240, SW

MAPPED SITES SUMMARY

Target Property Address:
 129 3RD STREET
 LOS ANGELES, CA 90012

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196		422 W 4TH ST	UST	Higher	1273, 0.241, West
AF197	OFFICE OF FLEET ADMI	122 S HILL ST	HIST UST, CA FID UST, HAZMAT	Higher	1288, 0.244, North
AF198	U.S. GENERAL ADMIN S	122 S HILL ST	UST, SWEEPS UST, HIST UST	Higher	1288, 0.244, North
AF199	CALIF STATE GARAGE	122 SO HILL ST	RCRA-SQG, FINDS, ECHO, HAZNET	Higher	1288, 0.244, North
200		305 E BOYD ST	UST	Lower	1304, 0.247, SE
Z201		330 S WALL ST	UST	Lower	1305, 0.247, SSE
Z202	MAGNETIC INSPECTION	330 S WALL ST	SWEEPS UST, CA FID UST	Lower	1305, 0.247, SSE
203	L A TOP DISTRIBUTOR	441 S LOS ANGELES ST	HAZMAT	Lower	1308, 0.248, South
AG204	V A OUTPATIENT CLINI	425 S HILL ST	RCRA NonGen / NLR, FINDS, ECHO, HAZNET	Lower	1317, 0.249, West
AG205	VETERANS ADMINISTRAT	425 S HILL ST UN 752	HAZMAT	Lower	1317, 0.249, West
206	THE MUTUAL GARAGE BU	363 OLIVE ST S	LUST, HIST CORTESE, CERS	Higher	1377, 0.261, WNW
AD207	PARKER CENTER	151 SAN PEDRO	HIST CORTESE	Lower	1510, 0.286, East
208	UNION BANK OF CALIFO	120 SAN PEDRO STREET	LUST, HAZMAT, CERS	Lower	1531, 0.290, East
209	SOUTHERN CA GAS CENT	501 005TH ST W	LUST, HIST CORTESE, CERS	Lower	1813, 0.343, West
AH210	76 PRODUCTS STATION	200 HILL	HIST CORTESE	Higher	1853, 0.351, North
211	PACIFIC BELL	420 S GRAND	LUST, UST, RCRA NonGen / NLR, FINDS, ECHO, HIST...	Higher	1858, 0.352, West
AH212	LA CO HALL OF ADMINI	500 TEMPLE ST W	LUST, HIST CORTESE, CERS	Higher	1915, 0.363, North
AH213	LOS ANGELES CITY-TUJ	500' E TUJUNGA, 500'	WMUDS/SWAT	Higher	1915, 0.363, North
AI214	HOOPER NEW PRIMARY C	EAST 52ND STREET/HOO	ENVIROSTOR, SCH	Higher	1928, 0.365, WNW
AI215	MANUAL ARTS NEW ELEM	JEFFERSON BOULEVARD/	ENVIROSTOR, SCH	Higher	1928, 0.365, WNW
216	CENTRAL FACILITY GAR	519 WALL ST	LUST, HIST UST, CERS	Lower	1950, 0.369, South
217	PARKER CENTER	151 JUDGE JOHN AISO	LUST, CERS	Higher	2081, 0.394, ENE
218	MGR JEWELRY	314 W SIXTH STREET	ENVIROSTOR, EMI	Lower	2109, 0.399, SW
AJ219	NORTHERN TRANSPORTAT		FUDS	Lower	2209, 0.418, East
220	CITY OF LOS ANGELES	255 TEMPLE ST	CPS-SLIC, CERS	Higher	2233, 0.423, NNE
AJ221	NORTHERN TRANSPORTAT		ENVIROSTOR	Lower	2236, 0.423, East
AK222	LA CITY GENERAL SERV	630 005TH ST W	LUST, HIST CORTESE, CERS	Higher	2318, 0.439, West
223	LENCO JEWELRY, INC	412 W 6TH ST	RCRA-SQG, ENVIROSTOR, FINDS, ECHO	Lower	2335, 0.442, WSW
224	LOS ANGELES DIE CAST	340 CROCKER STREET.	ENVIROSTOR, EMI	Lower	2361, 0.447, SE
AK225	LIBRARY SQUARE CONST	633 5TH ST W	LUST, HIST CORTESE, CERS	Higher	2378, 0.450, West
226	FACILITY 10723-2	301 BROADWAY	HIST CORTESE	Higher	2383, 0.451, NNE
227	AUTO PARK 18	145 N GRAND AVE	LUST, Cortese, CERS	Higher	2385, 0.452, North
228	PACIFIC MUTUAL BUILD	523 006TH ST W	LUST, HIST CORTESE, CERS	Lower	2385, 0.452, WSW
229	LA CITY DEPT WATER &	111 HOPE ST N	LUST, CERS	Higher	2413, 0.457, NNW
AJ230	ALAMEDA STREET WIDEN	201 N ALAMEDA ST 907	US BROWNFIELDS	Lower	2440, 0.462, East
231	VETERANS AFFAIRS OUT	351 TEMPLE ST E	LUST, HIST CORTESE, CERS	Lower	2485, 0.471, East
232	CATHEDRAL OF OUR LAD	555 W. TEMPLE STREET	CPS-SLIC, CERS	Higher	2506, 0.475, North
AL233	M & M HOLDING, LLC	629 S. HILL STREET #	ENVIROSTOR	Lower	2506, 0.475, WSW
AL234	SATCHI CREATIONS INC	640 S HILL ST STE 74	CERS HAZ WASTE, HAZNET, ICE, HWP, HAZMAT, CERS	Lower	2601, 0.493, WSW

MAPPED SITES SUMMARY

Target Property Address:
129 3RD STREET
LOS ANGELES, CA 90012

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
235	ARCO PARKING STRUCTU	400 FLOWER ST S	LUST, CERS HAZ WASTE, SWEEPS UST, CA FID UST,...	Higher	2607, 0.494, WNW
AL236	LOS ANGELES UNITED I	650 S. HILL STREET #	ENVIROSTOR	Lower	2632, 0.498, WSW
237	UNITED BUILDING ASSO	707 S BROADWAY #411	ENVIROSTOR	Lower	2876, 0.545, SW
238	JEWELRY DESIGN CENTE	404 W. 7TH STREET #2	ENVIROSTOR	Lower	2907, 0.551, WSW
239	BELMONT LEARNING CEN	1ST STREET/BEAUDRY	ENVIROSTOR, SCH	Higher	3695, 0.700, NNW
240	ACE PLATING CO., INC	719 TOWNE AVENUE	ENVIROSTOR, CPS-SLIC, CHMIRS, CERS	Lower	3937, 0.746, South
241	VISTA HERMOSA	1101 W. 1ST STREET	ENVIROSTOR, SCH, CERS	Higher	4015, 0.760, NW
AM242	SO CAL GAS/ALISO SEC	SOUTHWEST CORNER OF	ENVIROSTOR, VCP	Lower	4225, 0.800, East
AM243	SO CAL GAS/ALISO C M	CENTER ST @ COMMERC	EDR MGP	Lower	4237, 0.802, East
244	METRO/ADCO/ATLAS	200 CENTER STREET	ENVIROSTOR, VCP	Lower	4368, 0.827, East
AN245	SO CAL GAS/ALISO SEC	NORTHWEST CORNER OF	ENVIROSTOR, VCP	Lower	4395, 0.832, ENE
AO246	SO CAL GAS/ALISO SEC	SOUTHEAST AND SOUTHW	ENVIROSTOR, VCP	Lower	4417, 0.837, East
AN247	SO CAL GAS/ALISO SEC	728 E. COMMERCIAL ST	ENVIROSTOR, VCP, DEED	Lower	4456, 0.844, ENE
AP248	SO CAL GAS/ALISO A M	KELLER ST., VIGNES S	EDR MGP	Lower	4465, 0.846, ENE
AN249	SO CAL GAS/ALISO SIT	TEMPLE/VIGNES/LYON/K	ENVIROSTOR, VCP	Lower	4476, 0.848, ENE
AQ250	FERRANTE	1000 WEST TEMPLE STR	ENVIROSTOR, SWEEPS UST, CA FID UST, EMI, HAZNET,...	Higher	4476, 0.848, NNW
AM251	MANLEY OIL COMPANY	410 CENTER ST	ENVIROSTOR, VCP, SWEEPS UST, CA FID UST, DEED	Lower	4493, 0.851, East
AO252	ALISO SECTOR C BLOCK	820 EAST JACKSON STR	ENVIROSTOR, VCP	Lower	4553, 0.862, East
AQ253	DOWNTOWN BUSINESS MA	1061 & 1081 WEST TEM	ENVIROSTOR, SCH	Higher	4594, 0.870, NNW
AP254	ALISO SECTOR A DENNY	530 RAMIREZ STREET	ENVIROSTOR, VCP, DEED	Lower	4600, 0.871, ENE
AP255	SO CAL GAS/ALISO MGP	KELLER ST., VIGNES S	ENVIROSTOR, VCP	Lower	4602, 0.872, ENE
256	CENTRAL LOS ANGELES	350 S. BIXEL STREET	ENVIROSTOR, SCH, CERS	Higher	4662, 0.883, WNW
AP257	SO CAL GAS/ALISO MGP	KELLER ST, VIGNES ST	ENVIROSTOR, VCP	Lower	4695, 0.889, ENE
258	SO CAL GAS/ALISO SEC	NORTHEAST CORNER OF	ENVIROSTOR, VCP, DEED	Lower	4710, 0.892, East
AR259	RAMIREZ STREET INVES	APPROXIMATELY 400-FO	ENVIROSTOR, VCP	Higher	4763, 0.902, ENE
AR260	SO CAL GAS/ALISO B M	555 RAMIREZ STREET	EDR MGP	Higher	4766, 0.903, ENE
AR261	PIPER TECHNICAL CENT	555 RAMIREZ	ENVIROSTOR, LUST, VCP, Cortese, HIST CORTESE, CERS	Higher	4766, 0.903, ENE
262	GRATTS NEW PRIMARY C	WEST 6TH STREET/BIXE	ENVIROSTOR, SCH	Higher	4842, 0.917, WNW
263	CENTRAL REGION 9TH S	8TH ST./TOWNE AVE./9	ENVIROSTOR, SCH	Lower	5065, 0.959, South
264	MOGUL CORPORATION	967 NORTH VIGNES STR	ENVIROSTOR	Higher	5068, 0.960, NE
265	MAGNUS COMPANY, INC	860 NORTH MAIN STREE	ENVIROSTOR	Higher	5126, 0.971, NE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List

EXECUTIVE SUMMARY

US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing

INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Properties

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... Recycler Database

HAULERS..... Registered Waste Tire Haulers Listing

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

ODI..... Open Dump Inventory

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

AOCONCERN..... Key Areas of Concerns in Los Angeles County

US HIST CDL..... Delisted National Clandestine Laboratory Register

HIST Cal-Sites..... Historical Calsites Database

SCH..... School Property Evaluation Program

CDL..... Clandestine Drug Labs

Toxic Pits..... Toxic Pits Cleanup Act Sites

US CDL..... National Clandestine Laboratory Register

PFAS..... PFAS Contamination Site Location Listing

Local Land Records

LIENS..... Environmental Liens Listing

LIENS 2..... CERCLA Lien Information

EXECUTIVE SUMMARY

DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
CHMIRS..... California Hazardous Material Incident Report System
LDS..... Land Disposal Sites Listing
MCS..... Military Cleanup Sites Listing
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

DOD..... Department of Defense Sites
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
TSCA..... Toxic Substances Control Act
TRIS..... Toxic Chemical Release Inventory System
SSTS..... Section 7 Tracking Systems
ROD..... Records Of Decision
RMP..... Risk Management Plans
RAATS..... RCRA Administrative Action Tracking System
PRP..... Potentially Responsible Parties
PADS..... PCB Activity Database System
ICIS..... Integrated Compliance Information System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS..... Material Licensing Tracking System
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
RADINFO..... Radiation Information Database
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS..... Incident and Accident Data
CONSENT..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV..... Indian Reservations
FUSRAP..... Formerly Utilized Sites Remedial Action Program
UMTRA..... Uranium Mill Tailings Sites
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
US MINES..... Mines Master Index File
ABANDONED MINES..... Abandoned Mines
FINDS..... Facility Index System/Facility Registry System
ECHO..... Enforcement & Compliance History Information
DOCKET HWC..... Hazardous Waste Compliance Docket Listing
UXO..... Unexploded Ordnance Sites
FUELS PROGRAM..... EPA Fuels Program Registered Listing
CA BOND EXP. PLAN..... Bond Expenditure Plan
CUPA Listings..... CUPA Resources List
EMI..... Emissions Inventory Data
ENF..... Enforcement Action Listing
Financial Assurance..... Financial Assurance Information Listing
HAZNET..... Facility and Manifest Data
ICE..... ICE

EXECUTIVE SUMMARY

LOS ANGELES CO. HMS	HMS: Street Number List
HWT	Registered Hazardous Waste Transporter Database
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
LA Co. Site Mitigation	Site Mitigation List
UIC	UIC Listing
UIC GEO	UIC GEO (GEOTRACKER)
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)
PROJECT	PROJECT (GEOTRACKER)
WDR	Waste Discharge Requirements Listing
CIWQS	California Integrated Water Quality System
CERS	CERS
NON-CASE INFO	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)
MINES MRDS	Mineral Resources Data System
LOS ANGELES CO LF METHANE	Methane Producing Landfills

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	Recovered Government Archive Solid Waste Facilities List
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

EXECUTIVE SUMMARY

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/16/2019 has revealed that there are 14 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HIGH PERFORMANCE MAG EPA ID:: CAD981368434	240 S BROADWAY 5TH F	NW 0 - 1/8 (0.072 mi.)	B20	48
LOS ANGELES TIMES - EPA ID:: CAD980896229	202 W. 1ST ST.	NNE 1/8 - 1/4 (0.166 mi.)	I73	100
DEPT OF TRANSPORTATI EPA ID:: CAD982467581	120 S SPRING ST	NNE 1/8 - 1/4 (0.186 mi.)	R103	140
TIMES MIRROR COMPANY EPA ID:: CAD008382400	220 W. 1ST STREET	NNE 1/8 - 1/4 (0.210 mi.)	S139	190
CALIFORNIA DEPT OF J EPA ID:: CAD980673743	107 S BROADWAY RM 31	NNE 1/8 - 1/4 (0.223 mi.)	S165	215
CALIF STATE GARAGE EPA ID:: CAD981677388	122 SO HILL ST	N 1/8 - 1/4 (0.244 mi.)	AF199	288

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CONTINENTAL BUILDING EPA ID:: CAD054738604	408 S SPRING ST	SW 1/8 - 1/4 (0.144 mi.)	G53	76
METRO RAIL CONSTRUCT EPA ID:: CAD982030405	425 MAIN ST	SSW 1/8 - 1/4 (0.194 mi.)	M115	151
NEW OTANI HOTEL THE EPA ID:: CAD981649387	120 S LOS ANGELES ST	E 1/8 - 1/4 (0.204 mi.)	Q135	186
DOWNTOWN LA AUTO SER EPA ID:: CAD981435472	122 E WINSTON ST	SSW 1/8 - 1/4 (0.226 mi.)	T168	218
TOUCHSTONE TELEVISIO EPA ID:: CAP000106054	417 S HILL ST	W 1/8 - 1/4 (0.238 mi.)	V180	247
CAMERA READY EPA ID:: CAD982023327	417 S HILL SUITE #30	W 1/8 - 1/4 (0.238 mi.)	V182	249
ANTONIO URIBE MFG EPA ID:: CAD981674773	453 S SPRING ST #421	SW 1/8 - 1/4 (0.240 mi.)	AE194	281
E. H. K. JEWELRY EPA ID:: CAD981421613	453 S. SPRING STREET	SW 1/8 - 1/4 (0.240 mi.)	AE195	283

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal

EXECUTIVE SUMMARY

Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 10/28/2019 has revealed that there are 34 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HOOPER NEW PRIMARY C Facility Id: 19880043 Status: No Action Required	EAST 52ND STREET/HOO	WNW 1/4 - 1/2 (0.365 mi.)	AI214	314
MANUAL ARTS NEW ELEM Facility Id: 19880011 Status: No Further Action	JEFFERSON BOULEVARD/	WNW 1/4 - 1/2 (0.365 mi.)	AI215	317
BELMONT LEARNING CEN Facility Id: 19820013 Status: No Action Required	1ST STREET/BEAUDRY	NNW 1/2 - 1 (0.700 mi.)	239	398
VISTA HERMOSA Facility Id: 60000001 Status: Certified / Operation & Maintenance	1101 W. 1ST STREET	NW 1/2 - 1 (0.760 mi.)	241	405
FERRANTE Facility Id: 71003397 Status: Refer: Other Agency	1000 WEST TEMPLE STR	NNW 1/2 - 1 (0.848 mi.)	AQ250	448
DOWNTOWN BUSINESS MA Facility Id: 19000017 Status: No Action Required	1061 & 1081 WEST TEM	NNW 1/2 - 1 (0.870 mi.)	AQ253	470
CENTRAL LOS ANGELES Facility Id: 19390061 Status: No Action Required	350 S. BIXEL STREET	WNW 1/2 - 1 (0.883 mi.)	256	482
RAMIREZ STREET INVES Facility Id: 60001993 Status: Active	APPROXIMATELY 400-FO	ENE 1/2 - 1 (0.902 mi.)	AR259	494
PIPER TECHNICAL CENT Facility Id: 19490244 Status: No Further Action	555 RAMIREZ	ENE 1/2 - 1 (0.903 mi.)	AR261	500
GRATTS NEW PRIMARY C Facility Id: 19880042 Status: Certified	WEST 6TH STREET/BIXE	WNW 1/2 - 1 (0.917 mi.)	262	509
MOGUL CORPORATION Facility Id: 19510059 Status: No Further Action	967 NORTH VIGNES STR	NE 1/2 - 1 (0.960 mi.)	264	521
MAGNUS COMPANY, INC Facility Id: 19370356 Status: No Further Action	860 NORTH MAIN STREE	NE 1/2 - 1 (0.971 mi.)	265	522
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MGR JEWELRY	314 W SIXTH STREET	SW 1/4 - 1/2 (0.399 mi.)	218	329

EXECUTIVE SUMMARY

Facility Id: 71003112				
Status: Refer: Other Agency				
NORTHERN TRANSPORTAT		E 1/4 - 1/2 (0.423 mi.)	AJ221	331
Facility Id: 80001119				
Status: Inactive - Needs Evaluation				
Lenco Jewelry, Inc	412 W 6TH ST	WSW 1/4 - 1/2 (0.442 mi.)	223	335
Facility Id: 71003138				
Status: Refer: Other Agency				
LOS ANGELES DIE CAST	340 CROCKER STREET.	SE 1/4 - 1/2 (0.447 mi.)	224	339
Facility Id: 71003622				
Status: Refer: Other Agency				
M & M HOLDING, LLC	629 S. HILL STREET #	WSW 1/4 - 1/2 (0.475 mi.)	AL233	363
Facility Id: 71003306				
Status: Refer: Other Agency				
LOS ANGELES UNITED I	650 S. HILL STREET #	WSW 1/4 - 1/2 (0.498 mi.)	AL236	395
Facility Id: 71003114				
Status: Refer: Other Agency				
UNITED BUILDING ASSO	707 S BROADWAY #411	SW 1/2 - 1 (0.545 mi.)	237	396
Facility Id: 71003260				
Status: Refer: Other Agency				
JEWELRY DESIGN CENTE	404 W. 7TH STREET #2	WSW 1/2 - 1 (0.551 mi.)	238	397
Facility Id: 71003145				
Status: Refer: Other Agency				
ACE PLATING CO., INC	719 TOWNE AVENUE	S 1/2 - 1 (0.746 mi.)	240	402
Facility Id: 71002245				
Status: Inactive - Needs Evaluation				
SO CAL GAS/ALISO SEC	SOUTHWEST CORNER OF	E 1/2 - 1 (0.800 mi.)	AM242	418
Facility Id: 60000169				
Status: Active				
METRO/ADCO/ATLAS	200 CENTER STREET	E 1/2 - 1 (0.827 mi.)	244	421
Facility Id: 60002558				
Status: Active				
SO CAL GAS/ALISO SEC	NORTHWEST CORNER OF	ENE 1/2 - 1 (0.832 mi.)	AN245	424
Facility Id: 60000173				
Status: Active				
SO CAL GAS/ALISO SEC	SOUTHEAST AND SOUTHW	E 1/2 - 1 (0.837 mi.)	AO246	427
Facility Id: 60000172				
Status: Active				
SO CAL GAS/ALISO SEC	728 E. COMMERCIAL ST	ENE 1/2 - 1 (0.844 mi.)	AN247	431
Facility Id: 19490242				
Status: Certified O&M - Land Use Restrictions Only				
SO CAL GAS/ALISO SIT	TEMPLE/VIGNES/LYON/K	ENE 1/2 - 1 (0.848 mi.)	AN249	439
Facility Id: 19490248				
Status: Active				
MANLEY OIL COMPANY	410 CENTER ST	E 1/2 - 1 (0.851 mi.)	AM251	457
Facility Id: 60000170				
Status: Certified O&M - Land Use Restrictions Only				
ALISO SECTOR C BLOCK	820 EAST JACKSON STR	E 1/2 - 1 (0.862 mi.)	AO252	468
Facility Id: 60001890				

EXECUTIVE SUMMARY

Status: Active

ALISO SECTOR A DENNY Facility Id: 60001379 Status: Certified / Operation & Maintenance	530 RAMIREZ STREET	ENE 1/2 - 1 (0.871 mi.)	AP254	473
SO CAL GAS/ALISO MGP Facility Id: 19490240 Status: Active	KELLER ST., VIGNES S	ENE 1/2 - 1 (0.872 mi.)	AP255	476
SO CAL GAS/ALISO MGP Facility Id: 19490235 Status: Active	KELLER ST, VIGNES ST	ENE 1/2 - 1 (0.889 mi.)	AP257	484
SO CAL GAS/ALISO SEC Facility Id: 60000171 Status: Active	NORTHEAST CORNER OF	E 1/2 - 1 (0.892 mi.)	258	489
CENTRAL REGION 9TH S Facility Id: 60001149 Status: Certified	8TH ST./TOWNE AVE./9	S 1/2 - 1 (0.959 mi.)	263	514

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there are 2 SWF/LF sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY OF LOS ANGELES Database: SWF/LF (SWIS), Date of Government Version: 11/11/2019 Facility ID: 19-AR-1238 Operational Status: Clean Closed Regulation Status: Unpermitted	MULTIPLE PARCLES /SI	W 1/8 - 1/4 (0.184 mi.)	V96	132
LA BY-PRODUCTS HEWIT Database: SWF/LF (SWIS), Date of Government Version: 11/11/2019 Facility ID: 19-AR-5045	LA	W 1/8 - 1/4 (0.184 mi.)	V97	133

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 21 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BRADBURY BUILDING Database: LUST, Date of Government Version: 09/09/2019	304 BROADWAY S.	WNW 0 - 1/8 (0.081 mi.)	F21	49

EXECUTIVE SUMMARY

Facility Id: 24341				
Not reported	150 S BROADWAY	N 1/8 - 1/4 (0.175 mi.)	S91	124
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
CALIFORNIA STATE DEP	120 S SPRING ST	NNE 1/8 - 1/4 (0.186 mi.)	R101	137
Database: UST, Date of Government Version: 09/09/2019				
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
Facility Id: 24321				
Not reported	357 S HILL ST	W 1/8 - 1/4 (0.190 mi.)	V108	148
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
Not reported	130 S BROADWAY	N 1/8 - 1/4 (0.195 mi.)	S118	158
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
LAPD - HEADQUARTERS	100 W 1ST ST	NE 1/8 - 1/4 (0.198 mi.)	X126	169
Database: UST, Date of Government Version: 09/09/2019				
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
Facility Id: FA0036478				
CALTRANS DISTRICT 7	100 S MAIN ST	NE 1/8 - 1/4 (0.215 mi.)	X144	195
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
Not reported	401-05 S HILL ST	W 1/8 - 1/4 (0.219 mi.)	V156	209
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
Not reported	401 S HILL ST	W 1/8 - 1/4 (0.219 mi.)	V157	209
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
CITY OF LA - CITY HA	131 N MAIN ST	NE 1/8 - 1/4 (0.219 mi.)	X159	209
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
U.S. GENERAL SERVICE	107 S BROADWAY ST	NNE 1/8 - 1/4 (0.223 mi.)	S162	211
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
Not reported	409 S HILL ST	W 1/8 - 1/4 (0.227 mi.)	V170	220
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
THE ANGELES PLAZA	200 S OLIVE ST	NNW 1/8 - 1/4 (0.228 mi.)	W172	220
Database: UST, Date of Government Version: 09/09/2019				
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
Facility Id: 24335				
THE ANGELUS PLAZA	300 S OLIVE ST	WNW 1/8 - 1/4 (0.238 mi.)	AB187	254
Database: UST, Date of Government Version: 09/09/2019				
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
CITY OF LA METRO CAL	100 N LOS ANGELES ST	ENE 1/8 - 1/4 (0.239 mi.)	AC189	267
Database: UST, Date of Government Version: 09/09/2019				
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
Facility Id: FA0036835				
Not reported	422 W 4TH ST	W 1/8 - 1/4 (0.241 mi.)	196	284
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
U.S. GENERAL ADMIN S	122 S HILL ST	N 1/8 - 1/4 (0.244 mi.)	AF198	286
Database: UST, Date of Government Version: 09/09/2019				
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
Facility Id: 24322				
Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	263 S MAIN ST	SE 0 - 1/8 (0.019 mi.)	A3	9
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
Not reported	300 S SPRING ST	SW 0 - 1/8 (0.047 mi.)	A8	17
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	331 S SPRING ST	WSW 0 - 1/8 (0.048 mi.)	C11	19
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	333 S SPRING ST	WSW 0 - 1/8 (0.051 mi.)	C12	19
LAPD - MAIN STREET F Database: UST, Date of Government Version: 09/09/2019 Database: LOS ANGELES UST, Date of Government Version: 06/01/2019 Facility Id: CAL000347438	260 S MAIN ST	SE 0 - 1/8 (0.067 mi.)	D15	21
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	354 S SPRING ST	SW 0 - 1/8 (0.099 mi.)	G31	54
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	124 W 4TH ST	SW 1/8 - 1/4 (0.135 mi.)	G48	68
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	401 S MAIN ST	SSW 1/8 - 1/4 (0.145 mi.)	M54	77
AVALON BAY COMMUNITI Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	236 S LOS ANGELES ST	ESE 1/8 - 1/4 (0.151 mi.)	J59	82
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	304 S LOS ANGELES ST	SE 1/8 - 1/4 (0.154 mi.)	O61	85
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	308 S LOS ANGELES ST	SSE 1/8 - 1/4 (0.156 mi.)	O62	85
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	417 S SPRING ST	SW 1/8 - 1/4 (0.165 mi.)	P69	89
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	200 S LOS ANGELES ST	E 1/8 - 1/4 (0.167 mi.)	Q76	103
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	419 S SPRING ST	SW 1/8 - 1/4 (0.168 mi.)	P77	103
GILMORE ASSOCITAES Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	415 S MAIN ST	SSW 1/8 - 1/4 (0.170 mi.)	M81	107
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	231 E 3RD ST	SE 1/8 - 1/4 (0.184 mi.)	U95	132
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	170 S LOS ANGELES ST	E 1/8 - 1/4 (0.185 mi.)	Q98	134
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	426 S SPRING ST	SW 1/8 - 1/4 (0.188 mi.)	P106	146
METRO- METROPOLITAN Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	221 W 2ND ST	E 1/8 - 1/4 (0.190 mi.)	Q110	148
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	417 S MAIN ST	SSW 1/8 - 1/4 (0.191 mi.)	M111	148
LA COUNTY METROPOLIT Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	425 S MAIN ST	SSW 1/8 - 1/4 (0.194 mi.)	M113	150
TWIN SPRINGS, LLC. Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	433 S SPRING ST SU 8	SW 1/8 - 1/4 (0.197 mi.)	P120	159
ROWAN REALTY PARTNER Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	458 S SPRING ST	SW 1/8 - 1/4 (0.198 mi.)	P128	170
DOUBLETREE BY HILTON Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	120 S LOS ANGELES ST	E 1/8 - 1/4 (0.204 mi.)	Q132	178
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	4TH AND HILL	W 1/8 - 1/4 (0.206 mi.)	V138	190

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	430 S BROADWAY	WSW 1/8 - 1/4 (0.211 mi.)	Y141	192
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	430 S BROADWAY ST	WSW 1/8 - 1/4 (0.211 mi.)	Y142	192
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	431-432 S BROADWAY S	WSW 1/8 - 1/4 (0.221 mi.)	Y160	210
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	438 S BROADWAY	WSW 1/8 - 1/4 (0.226 mi.)	Y166	217
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	331 S WALL ST	SSE 1/8 - 1/4 (0.226 mi.)	Z169	219
RELATED/LL BLOCK B, Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	235 S SAN PEDRO ST	ESE 1/8 - 1/4 (0.231 mi.)	AA174	241
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	437-447 S BROADWAY S	WSW 1/8 - 1/4 (0.231 mi.)	Y177	243
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	301 E BOYD ST	SE 1/8 - 1/4 (0.237 mi.)	Z178	244
SUBWAY TERMINAL Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	417 S HILL ST	W 1/8 - 1/4 (0.238 mi.)	V184	252
EAST WEST DEVELOPMEN Database: UST, Date of Government Version: 09/09/2019 Facility Id: 25479	123 ONIZUKA ST	E 1/8 - 1/4 (0.240 mi.)	AD191	280
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	305 E BOYD ST	SE 1/8 - 1/4 (0.247 mi.)	200	291
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	330 S WALL ST	SSE 1/8 - 1/4 (0.247 mi.)	Z201	291

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, has revealed that there are 3 AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ONNI -LOS ANGELES TI Database: AST, Date of Government Version: 07/06/2016 Database: LOS ANGELES AST, Date of Government Version: 06/01/2019	202 W 1ST ST	NNE 1/8 - 1/4 (0.166 mi.)	I74	102
ANGELUS PLAZA Database: AST, Date of Government Version: 07/06/2016	255 S HILL ST STE 11	NW 1/8 - 1/4 (0.175 mi.)	N88	121
MANGROVE SITE Database: AST, Date of Government Version: 07/06/2016	SKANSKA MANGROVE SIT	NNE 1/8 - 1/4 (0.219 mi.)	S155	208

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 06/03/2019 has revealed that there are 2 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BANDINI CANYON POCKE ACRES property ID: 11453	O'FARRELL AND BANDIN	ENE 1/8 - 1/4 (0.237 mi.)	179	244
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALAMEDA STREET WIDEN ACRES property ID: 170651	201 N ALAMEDA ST 907	E 1/4 - 1/2 (0.462 mi.)	AJ230	357

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LOS ANGELES CITY-TUJ	500' E TUJUNGA, 500'	N 1/4 - 1/2 (0.363 mi.)	AH213	313

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 10/21/2019 has revealed that there are 2 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE TIMES MIRROR COM	202 W 1ST ST	NNE 1/8 - 1/4 (0.166 mi.)	172	92
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LAPD - MAIN STREET F	260 S MAIN ST	SE 0 - 1/8 (0.067 mi.)	D17	23

EXECUTIVE SUMMARY

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 20 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE TIMES MIRROR COM Status: A Comp Number: 4286	214 W 2ND ST	NNE 0 - 1/8 (0.102 mi.)	E35	55
CURRENT OCCUPANT Comp Number: 5505	240 S HILL ST	NW 1/8 - 1/4 (0.150 mi.)	N56	79
WEBSTER CAREER COLLEGE Comp Number: 4386	222 S HILL ST	NNW 1/8 - 1/4 (0.160 mi.)	K64	86
CURRENT OCCUPANT Comp Number: 5504	208 S HILL ST	NNW 1/8 - 1/4 (0.171 mi.)	K85	111
THE ANGELUS PLAZA Status: A Tank Status: A Comp Number: 8128	245 S HILL ST	NW 1/8 - 1/4 (0.174 mi.)	N86	112
THE RHF BUNKER HILL Status: A Comp Number: 7310	255 S HILL ST	NW 1/8 - 1/4 (0.175 mi.)	N89	122
TRANSAMERICA OCCIDENTAL Comp Number: 7183	150 S BROADWAY	N 1/8 - 1/4 (0.175 mi.)	S90	123
CALIFORNIA STATE DEPARTMENT OF TRANSPORTATION Status: A Tank Status: A Comp Number: 3658	120 S SPRING ST	NNE 1/8 - 1/4 (0.186 mi.)	R101	137
LOS ANGELES TIMES Comp Number: 7269	130 S BROADWAY	N 1/8 - 1/4 (0.195 mi.)	S117	157
CALIF. DEPT. OF TRANSPORTATION Comp Number: 1882 Comp Number: 68138	107 S BROADWAY	NNE 1/8 - 1/4 (0.223 mi.)	S163	212
U.S. GENERAL ADMINISTRATION Status: A Tank Status: A Comp Number: 2283	122 S HILL ST	N 1/8 - 1/4 (0.244 mi.)	AF198	286
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RONALD REAGAN STATE UNIVERSITY Comp Number: 5701	300 S SPRING ST	SW 0 - 1/8 (0.047 mi.)	A9	17
BANCO POPULAR DE PUEBLO Comp Number: 7766	354 S SPRING ST	SW 0 - 1/8 (0.099 mi.)	G32	54
COURTS AND RECORDS DEPARTMENT	255 W 4TH ST	WSW 1/8 - 1/4 (0.142 mi.)	L52	75

EXECUTIVE SUMMARY

Comp Number: 6068				
OLD BANK DISTRICT	411 S. MAIN STREET	SSW 1/8 - 1/4 (0.158 mi.)	M63	86
Status: A				
Comp Number: 8329				
KJELL H QVALE/RAGNAR	419 S SPRING ST	SW 1/8 - 1/4 (0.168 mi.)	P80	106
Status: A				
Comp Number: 4294				
SOUTHERN CALIFORNIA	415 S MAIN ST	SSW 1/8 - 1/4 (0.170 mi.)	M82	107
Comp Number: 4168				
RTD LOCATION 32 - HE	425 S MAIN ST	SSW 1/8 - 1/4 (0.194 mi.)	M116	156
Comp Number: 1862				
WALTER W LAWRENCE IN	218 BOYD ST	SSE 1/8 - 1/4 (0.205 mi.)	Z137	189
Comp Number: 6682				
MAGNETIC INSPECTION	330 S WALL ST	SSE 1/8 - 1/4 (0.247 mi.)	Z202	291
Comp Number: 7159				

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 9 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SUB SHOP 03 Facility Id: 00000068203	120 S SPRING ST	NNE 1/8 - 1/4 (0.186 mi.)	R99	134
CALTRANS Facility Id: 00000068072	120 S SPRING ST	NNE 1/8 - 1/4 (0.186 mi.)	R102	138
CALIF. DEPT. OF TRAN	107 S BROADWAY	NNE 1/8 - 1/4 (0.223 mi.)	S163	212
U.S. GENERAL SERVICE Facility Id: 00000033915	107 S BROADWAY ST	NNE 1/8 - 1/4 (0.223 mi.)	S164	214
OFFICE OF FLEET ADM	122 S HILL ST	N 1/8 - 1/4 (0.244 mi.)	AF197	285
U.S. GENERAL ADMIN S Facility Id: 00000041494	122 S HILL ST	N 1/8 - 1/4 (0.244 mi.)	AF198	286

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DISTRIBUTING STATION DISTRIBUTING STATION Facility Id: 00000064814	120 EAST FOURTH ST 120 E 4TH ST	S 1/8 - 1/4 (0.182 mi.) S 1/8 - 1/4 (0.182 mi.)	T93 T94	127 128
LA COUNTY METROPOLIT Facility Id: 00000033831	425 S MAIN ST	SSW 1/8 - 1/4 (0.194 mi.)	M112	149

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 10/21/2019 has revealed that there are 8 CERS TANKS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GRAND CENTRAL SQ. LT	306 W. 3RD STREET	WNW 0 - 1/8 (0.112 mi.)	F41	59

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE TIMES MIRROR COM	202 W 1ST ST	NNE 1/8 - 1/4 (0.166 mi.)	I72	92
THE ANGELUS PLAZA	245 S HILL ST	NW 1/8 - 1/4 (0.174 mi.)	N87	113
THE ANGELES PLAZA	200 S OLIVE ST	NNW 1/8 - 1/4 (0.228 mi.)	W173	221
THE ANGELUS PLAZA	300 S OLIVE ST	WNW 1/8 - 1/4 (0.238 mi.)	AB188	254
CITY OF LA METRO CAL	100 N LOS ANGELES ST	ENE 1/8 - 1/4 (0.239 mi.)	AC190	267
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LAPD - MAIN STREET F	260 S MAIN ST	SE 0 - 1/8 (0.067 mi.)	D17	23
JUDSON RIVES BUILDIN	424 S BROADWAY	WSW 1/8 - 1/4 (0.200 mi.)	Y129	170

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 18 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CURRENT OCCUPANT Facility Id: 19003277 Status: I	240 S HILL ST	NW 1/8 - 1/4 (0.150 mi.)	N56	79
WEBSTER CAREER COLLEGE Facility Id: 19011640 Status: I	222 S HILL ST	NNW 1/8 - 1/4 (0.160 mi.)	K64	86
THE TIMES MIRROR COM Facility Id: 19055742 Status: A	202 W 1ST ST	NNE 1/8 - 1/4 (0.166 mi.)	I72	92
CURRENT OCCUPANT Facility Id: 19056058 Status: A	208 S HILL ST	NNW 1/8 - 1/4 (0.171 mi.)	K85	111
THE ANGELUS PLAZA Facility Id: 19013153 Status: A	245 S HILL ST	NW 1/8 - 1/4 (0.174 mi.)	N86	112
THE RHF BUNKER HILL Facility Id: 19056481 Status: A	255 S HILL ST	NW 1/8 - 1/4 (0.175 mi.)	N89	122
TRANSAMERICA OCCIDENTAL Facility Id: 19005822 Status: A	150 S BROADWAY	N 1/8 - 1/4 (0.175 mi.)	S90	123
LOS ANGELES TIMES Facility Id: 19011693 Status: A	130 S BROADWAY	N 1/8 - 1/4 (0.195 mi.)	S117	157
CALIF. DEPT. OF TRANSPORTATION Facility Id: 19019019 Status: I	107 S BROADWAY	NNE 1/8 - 1/4 (0.223 mi.)	S163	212
OFFICE OF FLEET ADMINISTRATION Facility Id: 19023961 Status: A	122 S HILL ST	N 1/8 - 1/4 (0.244 mi.)	AF197	285
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RONALD REAGAN STATE	300 S SPRING ST	SW 0 - 1/8 (0.047 mi.)	A9	17

EXECUTIVE SUMMARY

Facility Id: 19054453 Status: I				
BANCO POPULAR DE PUE Facility Id: 19018370 Status: A	354 S SPRING ST	SW 0 - 1/8 (0.099 mi.)	G32	54
COURTS AND RECORDS F Facility Id: 19056168 Status: A	255 W 4TH ST	WSW 1/8 - 1/4 (0.142 mi.)	L52	75
KJELL H QVALE/RAGNAR Facility Id: 19013908 Status: A	419 S SPRING ST	SW 1/8 - 1/4 (0.168 mi.)	P80	106
SOUTHERN CALIFORNIA Facility Id: 19055705 Status: A	415 S MAIN ST	SSW 1/8 - 1/4 (0.170 mi.)	M82	107
RTD LOCATION 32 - HE Facility Id: 19006530 Status: I	425 S MAIN ST	SSW 1/8 - 1/4 (0.194 mi.)	M116	156
WALTER W LAWRENCE IN Facility Id: 19054519 Status: I	218 BOYD ST	SSE 1/8 - 1/4 (0.205 mi.)	Z137	189
MAGNETIC INSPECTION Facility Id: 19005406 Status: A	330 S WALL ST	SSE 1/8 - 1/4 (0.247 mi.)	Z202	291

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/16/2019 has revealed that there are 34 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported EPA ID:: CAC003027672	205 S BROADWAY	NNW 1/8 - 1/4 (0.141 mi.)	K51	74
CALTRANS DISTRICT 7 EPA ID:: CAD980895635	120 S SPRING ST	NNE 1/8 - 1/4 (0.186 mi.)	R104	142
Not reported EPA ID:: CAC003037047	235 S. HILL STREET	NNW 1/8 - 1/4 (0.186 mi.)	W105	145
Not reported EPA ID:: CAC003019839	100 W. FIRST STREET	NE 1/8 - 1/4 (0.198 mi.)	X125	168
CALTRANS, DISTRICT N EPA ID:: CAC002977597	100 S. MAIN STREET	NE 1/8 - 1/4 (0.215 mi.)	X145	195
Not reported	100 S MAIN ST	NE 1/8 - 1/4 (0.215 mi.)	X146	196

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EPA ID:: CAC003044104				
CALTRANS	100 S. MAIN ST.	NE 1/8 - 1/4 (0.215 mi.)	X147	197
EPA ID:: CAC002996286				
CALTRANS, DISTRICT 7	100 SOUTH MAIN STREE	NE 1/8 - 1/4 (0.215 mi.)	X149	199
EPA ID:: CAC002998983				
CALTRANS	100 S. MAIN ST.	NE 1/8 - 1/4 (0.215 mi.)	X150	201
EPA ID:: CAC002973581				
CALIFORNIA DEPARTMEN	100 SOUTH MAIN STREE	NE 1/8 - 1/4 (0.215 mi.)	X151	202
EPA ID:: CAC002989315				
CALTRANS DISTRICT 7	100 S MAIN ST	NE 1/8 - 1/4 (0.215 mi.)	X152	203
EPA ID:: CAR000169334				
Not reported	100 SOUTH MAIN STREE	NE 1/8 - 1/4 (0.215 mi.)	X153	205
EPA ID:: CAC003013814				
CALIFORNIA DEPARTMEN	100 SOUTH MAIN STREE	NE 1/8 - 1/4 (0.215 mi.)	X154	207
EPA ID:: CAC002989322				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RONALD W REAGAN BLDG EPA ID:: CAL000091696	300 S SPRING ST	SW 0 - 1/8 (0.047 mi.)	A10	18
LAPD MAIN STREET FAC EPA ID:: CAL000347438	260 S MAIN ST	SE 0 - 1/8 (0.067 mi.)	D14	20
BUDOKAN INC EPA ID:: CAC002964394	249 SOUTH LOS ANGELE	ESE 0 - 1/8 (0.122 mi.)	J46	67
Not reported EPA ID:: CAC003019381	353 S. BROADWAY STRE	W 1/8 - 1/4 (0.148 mi.)	L55	78
JT WIMSATT CONTRACTI EPA ID:: CAC003002394	400 S. BROADWAY	WSW 1/8 - 1/4 (0.165 mi.)	L70	89
BROADWAY ELITE, LLC EPA ID:: CAC002980894	400 S. BROADWAY	WSW 1/8 - 1/4 (0.165 mi.)	L71	91
Not reported EPA ID:: CAL000444212	419 S. SPRING ST	SW 1/8 - 1/4 (0.168 mi.)	P78	104
PNK 1 GROUP INVESTME EPA ID:: CAC002990736	419 SOUTH SPRING STR	SW 1/8 - 1/4 (0.168 mi.)	P79	105
BROADWAY STATE OFFIC EPA ID:: CAR000020545	320 W 4TH ST	WSW 1/8 - 1/4 (0.190 mi.)	V107	146
SOUTHERN CALIF RAPID EPA ID:: CAD981570997	425 S MAIN ST	SSW 1/8 - 1/4 (0.194 mi.)	M114	150
TITLE INSURANCE/SPEC EPA ID:: CAC003000939	433 S. SPRING STREET	SW 1/8 - 1/4 (0.197 mi.)	P119	158
LORE LAC SPRING STRE EPA ID:: CAL000418515	433 S SPRING ST	SW 1/8 - 1/4 (0.197 mi.)	P121	160
PECORARO / 433 SPRIN EPA ID:: CAC002983799	433 S SPRING STREET	SW 1/8 - 1/4 (0.197 mi.)	P123	161
DOUBLE TREE HOTEL EPA ID:: CAC002965119	120 S LOS ANGELES	E 1/8 - 1/4 (0.204 mi.)	Q131	176
Not reported	120 S LOS ANGELES ST	E 1/8 - 1/4 (0.204 mi.)	Q133	178

EXECUTIVE SUMMARY

EPA ID:: CAC003027373					
DTLA BIKES INC	425 S BROADWAY UNIT	WSW 1/8 - 1/4 (0.211 mi.)	Y140	191	
EPA ID:: CAL000440422					
SCHWARTZ HARRY YARN	321 E THIRD ST	SE 1/8 - 1/4 (0.222 mi.)	U161	210	
EPA ID:: CAD001569722					
Not reported	417 S HILL ST	W 1/8 - 1/4 (0.238 mi.)	V181	248	
EPA ID:: CAC003033848					
Not reported	417 S. HILL STREET	W 1/8 - 1/4 (0.238 mi.)	V183	251	
EPA ID:: CAC003026309					
METRO 417	417 SOUTH HILL ST.	W 1/8 - 1/4 (0.238 mi.)	V186	253	
EPA ID:: CAC002964603					
V A OUTPATIENT CLINI	425 S HILL ST	W 1/8 - 1/4 (0.249 mi.)	AG204	293	
EPA ID:: CAD983624222					

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 05/15/2019 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NORTHERN TRANSPORTAT		E 1/4 - 1/2 (0.418 mi.)	AJ219	330

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 09/23/2019 has revealed that there is 1 Cortese site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AUTO PARK 18	145 N GRAND AVE	N 1/4 - 1/2 (0.452 mi.)	227	345
Cleanup Status: OPEN - SITE ASSESSMENT				

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholstery cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE NEW OTANI HOTEL	120 S LOS ANGELES ST	E 1/8 - 1/4 (0.204 mi.)	Q134	179
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 09/27/2019				

EXECUTIVE SUMMARY

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTATES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 17 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TIMES MIRROR CORPORA Reg Id: 900120061	145 SPRING ST S	NNE 1/8 - 1/4 (0.154 mi.)	I60	82
TIMES MIRROR Reg Id: 900120107	240 HILL ST S	NNW 1/8 - 1/4 (0.171 mi.)	N84	108
THE MUTUAL GARAGE BU Reg Id: 900130025	363 OLIVE ST S	WNW 1/4 - 1/2 (0.261 mi.)	206	296
76 PRODUCTS STATION Reg Id: 911060025	200 HILL	N 1/4 - 1/2 (0.351 mi.)	AH210	304
PACIFIC BELL Reg Id: 900710016	420 S GRAND	W 1/4 - 1/2 (0.352 mi.)	211	304
LA CO HALL OF ADMINI Reg Id: 900120389	500 TEMPLE ST W	N 1/4 - 1/2 (0.363 mi.)	AH212	310
LA CITY GENERAL SERV Reg Id: 900170016	630 005TH ST W	W 1/4 - 1/2 (0.439 mi.)	AK222	332
LIBRARY SQUARE CONST Reg Id: 900710043	633 5TH ST W	W 1/4 - 1/2 (0.450 mi.)	AK225	342
FACILITY 10723-2 Reg Id: 3058	301 BROADWAY	NNE 1/4 - 1/2 (0.451 mi.)	226	345
ARCO PARKING STRUCTU Reg Id: 900710034	400 FLOWER ST S	WNW 1/4 - 1/2 (0.494 mi.)	235	388
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BREITLING PROPERTY # Reg Id: 3231	322 LOS ANGELES	SSE 1/8 - 1/4 (0.163 mi.)	O68	89
LOS ANGELES TIMES Reg Id: 900120252	214 002ND ST E	E 1/8 - 1/4 (0.180 mi.)	Q92	124
METRO RAIL CONSTRUCT Reg Id: 4B192515001	425 MAIN ST	SSW 1/8 - 1/4 (0.194 mi.)	M115	151
PARKER CENTER Reg Id: 900120352	151 SAN PEDRO	E 1/4 - 1/2 (0.286 mi.)	AD207	299
SOUTHERN CA GAS CENT Reg Id: 900130052	501 005TH ST W	W 1/4 - 1/2 (0.343 mi.)	209	301
PACIFIC MUTUAL BUILD Reg Id: 900140016	523 006TH ST W	WSW 1/4 - 1/2 (0.452 mi.)	228	350
VETERANS AFFAIRS OUT Reg Id: 900120261	351 TEMPLE ST E	E 1/4 - 1/2 (0.471 mi.)	231	360

EXECUTIVE SUMMARY

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 11/18/2019 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SATCHI CREATIONS INC EPA Id: CAL000098454 Cleanup Status: OPERATING PERMIT	640 S HILL ST STE 74	WSW 1/4 - 1/2 (0.493 mi.)	AL234	364

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the EDR MGP list, as provided by EDR, has revealed that there are 3 EDR MGP sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SO CAL GAS/ALISO B M	555 RAMIREZ STREET	ENE 1/2 - 1 (0.903 mi.)	AR260	499
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SO CAL GAS/ALISO C M	CENTER ST @ COMMERCIAL	E 1/2 - 1 (0.802 mi.)	AM243	421
SO CAL GAS/ALISO A M	KELLER ST., VIGNES S	ENE 1/2 - 1 (0.846 mi.)	AP248	438

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GENERAL PETROLEUM CO	108 W 2D	ENE 0 - 1/8 (0.104 mi.)	H38	56

EXECUTIVE SUMMARY

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 15 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

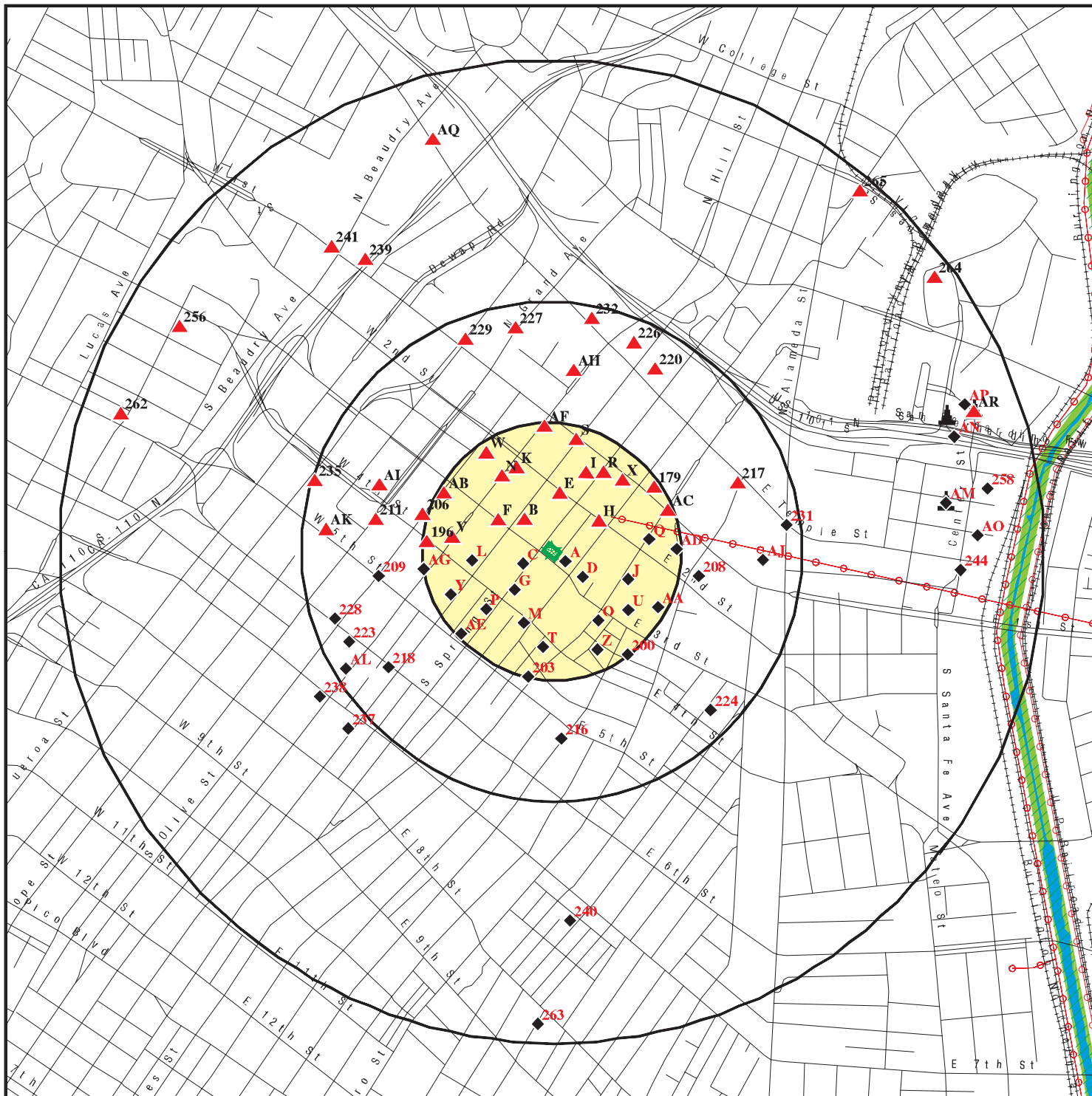
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEUMAN MAURICE	224 W 3D	WNW 0 - 1/8 (0.026 mi.)	B4	9
NEUMAN MAURICE	226 W 3D	WNW 0 - 1/8 (0.027 mi.)	B5	10
SOLOMON ABR	322 S BROADWAY	W 0 - 1/8 (0.093 mi.)	F29	53
STRAUSS LOUIS	125 W 2D	NE 0 - 1/8 (0.102 mi.)	E36	56
OKOMOTO W H	119 W 2D	NE 0 - 1/8 (0.102 mi.)	E37	56
ECONOMY GUS	234 W 2D	NNE 0 - 1/8 (0.106 mi.)	E39	56
MOFFETT JOHN	324 W 3D	WNW 0 - 1/8 (0.113 mi.)	F43	66
SANO BEN	113 E 2D	ENE 0 - 1/8 (0.114 mi.)	H44	66
REDMAN HARRY	133 E 2D	ENE 0 - 1/8 (0.123 mi.)	H47	68
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KAHN ALES	118 W 3D	SSE 0 - 1/8 (0.008 mi.)	A1	9
CLEANERS DEPOT	333 S SPRING ST STE	WSW 0 - 1/8 (0.051 mi.)	C13	20
GREENBERG PAUL	108 E 3D	SSE 0 - 1/8 (0.069 mi.)	D18	42
BALL JACOB	336 S SPRING ST	SW 0 - 1/8 (0.087 mi.)	C24	52
GODIN BENJ	127 E 3D	SE 0 - 1/8 (0.097 mi.)	D30	53
WONG LEE	131 E 3D	SE 0 - 1/8 (0.100 mi.)	D33	55














EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 3 records.

<u>Site Name</u>	<u>Database(s)</u>
3RD STREET MAINTENACE STATION	RGA LUST
MARINE PROTEIN INC	DRYCLEANERS
LINK STATION US PROJECT	ENVIROSTOR, VCP

OVERVIEW MAP - 5949750.2S



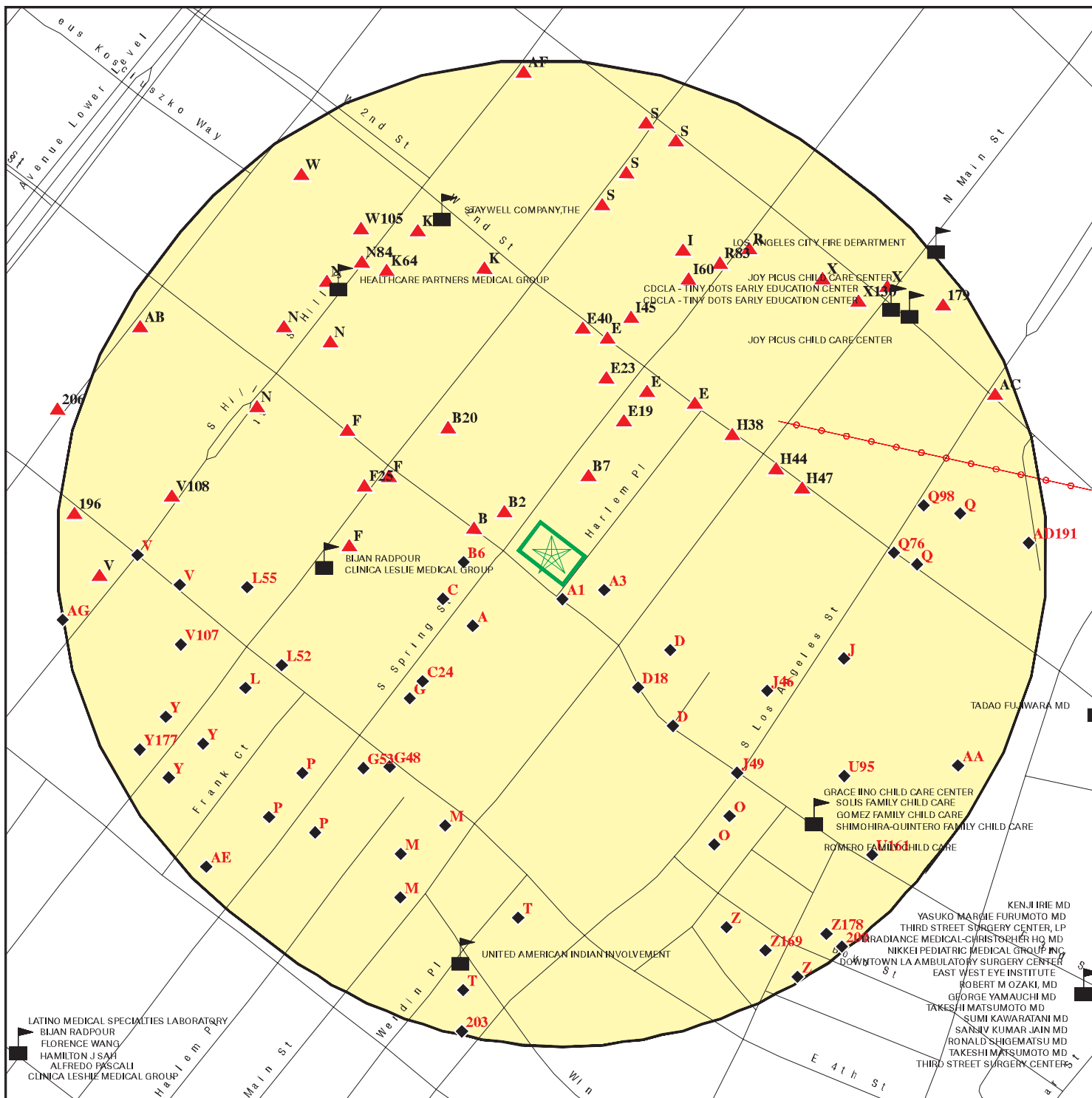
-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Power transmission lines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands
-  Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: 129 3rd Street ADDRESS: 129 3rd Street Los Angeles CA 90012 LAT/LONG: 34.050245 / 118.246491</p>	<p>CLIENT: Waterstone Environmental Inc CONTACT: Heather Fields INQUIRY #: 5949750.2s DATE: January 27, 2020 2:52 pm</p>
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DETAIL MAP - 5949750.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- Areas of Concern

<p>SITE NAME: 129 3rd Street ADDRESS: 129 3rd Street Los Angeles CA 90012 LAT/LONG: 34.050245 / 118.246491</p>	<p>CLIENT: Waterstone Environmental Inc CONTACT: Heather Fields INQUIRY #: 5949750.2s DATE: January 27, 2020 2:53 pm</p>
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This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		1	13	NR	NR	NR	14
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		0	0	8	26	NR	34
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	2	0	NR	NR	2
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		1	6	14	NR	NR	21

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	1	2	NR	NR	3
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		15	52	NR	NR	NR	67
AST	0.250		0	3	NR	NR	NR	3
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	1	1	NR	NR	2
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
WMUDS/SWAT	0.500		0	0	1	NR	NR	1
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
AOCONCERN	1.000		0	0	0	0	NR	0
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		1	1	NR	NR	NR	2
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
SWEEPS UST	0.250		3	17	NR	NR	NR	20
HIST UST	0.250		0	9	NR	NR	NR	9
CERS TANKS	0.250		2	6	NR	NR	NR	8
CA FID UST	0.250		2	16	NR	NR	NR	18
<i>Local Land Records</i>								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		3	31	NR	NR	NR	34
FUDS	1.000		0	0	1	0	NR	1
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	1	NR	NR	1
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	1	NR	NR	NR	1
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	5	12	NR	NR	17
LOS ANGELES CO. HMS	0.001		0	NR	NR	NR	NR	0
HWP	1.000		0	0	1	0	NR	1
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
LA Co. Site Mitigation	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
LOS ANGELES CO LF METHANE	0.001		0	0	0	NR	NR	0
<u>EDR HIGH RISK HISTORICAL RECORDS</u>								
<i>EDR Exclusive Records</i>								
EDR MGP	1.000		0	0	0	3	NR	3
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		15	NR	NR	NR	NR	15
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	44	164	41	29	0	278

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

A1 **KAHN ALES** **EDR Hist Cleaner** **1009186281**
SSE **118 W 3D** **N/A**
< 1/8 **LOS ANGELES, CA**
0.008 mi.
42 ft. **Site 1 of 5 in cluster A**

Relative: EDR Hist Cleaner
Lower

Actual:	Year:	Name:	Type:
279 ft.	1929	KAHN ALES	CLOTHES PRESSERS CLEANERS AND REPAIRERS
	1933	KAHN ELEX	CLOTHES PRESSERS AND CLEANERS
	1937	NEIMARK LOUIS	CLOTHES PRESSERS AND CLEANERS

B2 **257 S SPRING ST** **UST** **U004301552**
NW **LOS ANGELES, CA** **N/A**
< 1/8
0.019 mi.
101 ft. **Site 1 of 6 in cluster B**

Relative: LOS ANGELES UST:
Higher Name: Not reported
Actual: Address: 257 S SPRING ST
283 ft. City,State,Zip: LOS ANGELES, CA
 Facility ID: Not reported
 Last Run Date: 01/01/1900
 Status: HISTORICAL

A3 **263 S MAIN ST** **UST** **U004301609**
SE **LOS ANGELES, CA** **N/A**
< 1/8
0.019 mi.
102 ft. **Site 2 of 5 in cluster A**

Relative: LOS ANGELES UST:
Lower Name: Not reported
Actual: Address: 263 S MAIN ST
279 ft. City,State,Zip: LOS ANGELES, CA
 Facility ID: Not reported
 Last Run Date: 01/01/1900
 Status: HISTORICAL

B4 **NEUMAN MAURICE** **EDR Hist Cleaner** **1009186141**
WNW **224 W 3D** **N/A**
< 1/8 **LOS ANGELES, CA**
0.026 mi.
137 ft. **Site 2 of 6 in cluster B**

Relative: EDR Hist Cleaner
Higher

Actual:	Year:	Name:	Type:
282 ft.	1929	COHEN W J	CLOTHES PRESSERS CLEANERS AND REPAIRERS
	1937	NEUMAN MAURICE	CLOTHES PRESSERS AND CLEANERS

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

B5
WNW
< 1/8
0.027 mi.
143 ft.

NEUMAN MAURICE
226 W 3D
LOS ANGELES, CA
Site 3 of 6 in cluster B

EDR Hist Cleaner **1009189483**
N/A

Relative:
Higher

EDR Hist Cleaner

Actual:
282 ft.

Year: Name:
1933 NEUMAN MAURICE

Type:
CLOTHES PRESSERS AND CLEANERS

B6
West
< 1/8
0.030 mi.
161 ft.

311 SOUTH SPRING STREET CO
311 S SPRING ST
LOS ANGELES, CA 90013
Site 4 of 6 in cluster B

HAZNET **S112904051**
HAZMAT **N/A**
CERS

Relative:
Lower

HAZNET:

Actual:
280 ft.

Name: 311 SOUTH SPRING STREET CO
Address: 311 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900130000
Year: 2000
GEPaid: CAC002209945
Contact: EDDIE WANG
Telephone: 3104748290
Mailing Name: Not reported
Mailing Address: 10501 WILSHIRE BLVD STE 2206
Mailing City,St,Zip: LOS ANGELES, CA 900240000
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Tons: 0.417
CA Waste Code: 241-Tank bottom waste
Method: R01-Recycler
Facility County: Los Angeles

Name: 311 SOUTH SPRING STREET CO
Address: 311 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900130000
Year: 2000
GEPaid: CAC002209945
Contact: EDDIE WANG
Telephone: 3104748290
Mailing Name: Not reported
Mailing Address: 10501 WILSHIRE BLVD STE 2206
Mailing City,St,Zip: LOS ANGELES, CA 900240000
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Tons: 0.1751
CA Waste Code: 222-Oil/water separation sludge
Method: R01-Recycler
Facility County: Los Angeles

LOS ANGELES HM:

Name: WASHINGTON BUILDING
Address: 311 S SPRING ST
City,State,Zip: LOS ANGELES, CA 90013
Facility ID: FA0031891

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

311 SOUTH SPRING STREET CO (Continued)

S112904051

Last Run Date: 06/01/2019
Status: ACTIVE

CERS:
Name: WASHINGTON BUILDING
Address: 311 S SPRING ST
City,State,Zip: LOS ANGELES, CA 90013
Site ID: 84715
CERS ID: 10255744
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 84715
Site Name: WASHINGTON BUILDING
Violation Date: 05-05-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 84715
Site Name: WASHINGTON BUILDING
Violation Date: 05-05-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 84715
Site Name: WASHINGTON BUILDING
Violation Date: 05-05-2016
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 84715

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

311 SOUTH SPRING STREET CO (Continued)

S112904051

Site Name: WASHINGTON BUILDING
Violation Date: 05-05-2016
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 84715
Site Name: WASHINGTON BUILDING
Violation Date: 05-05-2016
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to provide a copy of the business plan to the owner or the owner's agent within five working days after receiving a request for a copy from the owner or the owner's agent.
Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 84715
Site Name: WASHINGTON BUILDING
Violation Date: 05-05-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 84715
Site Name: WASHINGTON BUILDING
Violation Date: 05-05-2016
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

311 SOUTH SPRING STREET CO (Continued)

S112904051

Site ID: 84715
Site Name: WASHINGTON BUILDING
Violation Date: 05-05-2016
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.
Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 84715
Site Name: WASHINGTON BUILDING
Violation Date: 05-05-2016
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 84715
Site Name: WASHINGTON BUILDING
Violation Date: 05-05-2016
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 84715
Site Name: WASHINGTON BUILDING
Violation Date: 05-05-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

311 SOUTH SPRING STREET CO (Continued)

S112904051

Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 84715
Site Name: WASHINGTON BUILDING
Violation Date: 05-05-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)

Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-29-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: "Consent to enter, inspect and take photographs was given by: TODD MOSEK The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. NOTE: The LAMC, Sections (L.A.M.C. SECTION 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into CERS is required between January 1 and March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. As a reminder, you must complete all [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-05-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by CING CHANG - PROPERTY MANAGER. CONTACT INFORMATION: CING@DOWNTOWN-PROPERTIES.COM Observed the facility and inspected hazardous materials storage. Annual employee safety training records were not maintained. Facility has also not electronically disclosed the onsite hazardous materials inventory or submitted a business emergency plan in California

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

311 SOUTH SPRING STREET CO (Continued)

S112904051

Environmental Reporting System (CERS). Please go to <https://cersbusiness2.calepa.ca.gov> to complete a chemical inventory disclosure and business emergency plan. The facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Affiliation:

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 818 W. 7th Street, Suite 410
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90017
Affiliation Phone: Not reported

Affiliation Type Desc: Property Owner
Entity Name: DP San Rafael, LLC
Entity Title: Not reported
Affiliation Address: 818 W. 7th Street, Suite 410
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90017
Affiliation Phone: (213) 213-8600

Affiliation Type Desc: Identification Signer
Entity Name: Jacqueline Mezquita
Entity Title: Property Manager
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: DP San Rafael, LLC
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

311 SOUTH SPRING STREET CO (Continued)

S112904051

Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 626-1893

Affiliation Type Desc: Environmental Contact
Entity Name: Matt Kittleson
Entity Title: Not reported
Affiliation Address: 9701 Topanga Canyon Place
Affiliation City: Chatsworth
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91311
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: DP San Rafael, LLC
Entity Title: Not reported
Affiliation Address: 818 W. 7th Street, Suite 410
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90017
Affiliation Phone: (213) 213-8600

Affiliation Type Desc: Parent Corporation
Entity Name: DP San Rafael, LLC
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Document Preparer
Entity Name: Jacqueline Mezquita
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

**B7
NNE
< 1/8
0.036 mi.
189 ft.**

**220 S SPRING ST
LOS ANGELES, CA
Site 5 of 6 in cluster B**

**UST U004301200
N/A**

**Relative:
Higher**

**LOS ANGELES UST:
Name:
Address:
City,State,Zip:
Facility ID:
Last Run Date:**

Not reported
220 S SPRING ST
LOS ANGELES, CA
Not reported
01/01/1900

**Actual:
285 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

U004301200

Status: HISTORICAL

A8
SW
< 1/8
0.047 mi.
249 ft.

300 S SPRING ST
LOS ANGELES, CA

Site 3 of 5 in cluster A

UST U004301788
N/A

Relative:
Lower
Actual:
277 ft.

LOS ANGELES UST:

Name: Not reported
Address: 300 S SPRING ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

A9
SW
< 1/8
0.047 mi.
249 ft.

RONALD REAGAN STATE OFFICE BLD
300 S SPRING ST
LOS ANGELES, CA 90013

Site 4 of 5 in cluster A

SWEEPS UST S101586776
CA FID UST N/A

Relative:
Lower
Actual:
277 ft.

SWEEPS UST:

Name: RONALD REAGAN STATE OFFICE BLD
Address: 300 S SPRING ST
City: LOS ANGELES
Status: Not reported
Comp Number: 5701
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: 0

CA FID UST:

Facility ID: 19054453
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136876565
Mail To: Not reported
Mailing Address: 311 S SPRING ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900130000
Contact: Not reported
Contact Phone: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RONALD REAGAN STATE OFFICE BLD (Continued)

S101586776

DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

**A10
SW
< 1/8
0.047 mi.
249 ft.**

**RONALD W REAGAN BLDG 509
300 S SPRING ST
LOS ANGELES, CA 90013**

RCRA NonGen / NLR

**1024790720
CAL000091696**

Site 5 of 5 in cluster A

**Relative:
Lower**

RCRA NonGen / NLR:

**Actual:
277 ft.**

Date form received by agency: 1994-05-18 00:00:00.0
Facility name: RONALD W REAGAN BLDG 509
Facility address: 300 S SPRING ST
LOS ANGELES, CA 90013-0000
EPA ID: CAL000091696
Mailing address: 1421 N. MARKET BLVD.
SACRAMENTO, CA 95834-0000
Contact: CHARL SANCHEZ
Contact address: 1421 N. MARKET BLVD.
SACRAMENTO, CA 95834
Contact country: Not reported
Contact telephone: 916-696-3041
Contact email: CHARL.SANCHEZ@DGS.CA.GOV
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: CHARL SANCHEZ
Owner/operator address: 1421 N. MARKET BLVD.
SACRAMENTO, CA 95834
Owner/operator country: Not reported
Owner/operator telephone: 916-696-3041
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported
Owner/operator name: STATE OF CALIFORNIA
Owner/operator address: 707 THIRD STREET
WEST SACRAMENTO, CA 95605
Owner/operator country: Not reported
Owner/operator telephone: 916-375-4990
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RONALD W REAGAN BLDG 509 (Continued)

1024790720

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

C11
WSW
< 1/8
0.048 mi.
256 ft.

331 S SPRING ST
LOS ANGELES, CA
Site 1 of 4 in cluster C

UST U004302051
N/A

Relative:
Lower
Actual:
279 ft.

LOS ANGELES UST:
Name: Not reported
Address: 331 S SPRING ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

C12
WSW
< 1/8
0.051 mi.
268 ft.

333 S SPRING ST
LOS ANGELES, CA
Site 2 of 4 in cluster C

UST U004302077
N/A

Relative:
Lower
Actual:
279 ft.

LOS ANGELES UST:
Name: Not reported
Address: 333 S SPRING ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C13
WSW
< 1/8
0.051 mi.
268 ft.

CLEANERS DEPOT
333 S SPRING ST STE F6
LOS ANGELES, CA 90013

EDR Hist Cleaner 1019957594
N/A

Relative:
Lower

EDR Hist Cleaner

Actual:
279 ft.

Year: Name:
2014 CLEANERS DEPOT

Type:
Drycleaning Plants, Except Rugs, NEC

D14
SE
< 1/8
0.067 mi.
356 ft.

LAPD MAIN STREET FACILITY
260 S MAIN ST
LOS ANGELES, CA 90012

RCRA NonGen / NLR 1024824378
CAL000347438

Site 1 of 7 in cluster D

Relative:
Lower

RCRA NonGen / NLR:

Actual:
275 ft.

Date form received by agency: 2009-10-23 00:00:00.0
Facility name: LAPD MAIN STREET FACILITY
Facility address: 260 S MAIN ST
LOS ANGELES, CA 90012
EPA ID: CAL000347438
Contact: GEORGE YAMANAKA
Contact address: 260 S. MAIN STREET
LOS ANGELES, CA 90012
Contact country: Not reported
Contact telephone: 213-486-1020
Contact email: MTD@LAPD.ONLINE
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: CITY OF LOS ANGELES
Owner/operator address: CITY OF LOS ANGELES, POLICE DEPT 260 S. MAIN STREET
LOS ANGELES, CA 90012

Owner/operator country: Not reported
Owner/operator telephone: 213-486-1020
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: GEORGE YAMANAKA
Owner/operator address: 260 S. MAIN STREET
LOS ANGELES, CA 90012

Owner/operator country: Not reported
Owner/operator telephone: 213-486-1020
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

LAPD MAIN STREET FACILITY (Continued)

1024824378

Handler Activities Summary:

U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No
 Transporter of hazardous waste: Yes
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No
 Furnace exemption: No
 Used oil fuel burner: No
 Used oil processor: No
 User oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No
 Used oil transporter: No

Violation Status: No violations found

D15
SE
 < 1/8
 0.067 mi.
 356 ft.

LAPD - MAIN STREET FACILITY
260 S MAIN ST
LOS ANGELES, CA 90012
 Site 2 of 7 in cluster D

UST U004263045
N/A

Relative:
Lower
Actual:
275 ft.

UST:
 Name: LAPD - MAIN STREET FACILITY
 Address: 260 S MAIN ST
 City,State,Zip: LOS ANGELES, CA 90012
 Facility ID: CAL000347438
 Permitting Agency: Los Angeles City Fire Department
 Latitude: 34.04949
 Longitude: -118.24538

LOS ANGELES UST:

Name: LAPD MAIN STREET FACILITY
 Address: 260 S MAIN ST
 City,State,Zip: LOS ANGELES, CA 90012
 Facility ID: FA0036783
 Last Run Date: 06/01/2019
 Status: ACTIVE

D16
SE
 < 1/8
 0.067 mi.
 356 ft.

LAPD MAIN STREET FACILITY
260 S MAIN ST
LOS ANGELES, CA 90012
 Site 3 of 7 in cluster D

HAZNET S113157361
HAZMAT N/A

Relative:
Lower
Actual:
275 ft.

HAZNET:
 Name: LAPD MAIN STREET FACILITY
 Address: 260 S MAIN ST
 City,State,Zip: LOS ANGELES, CA 90012
 Year: 2017
 GEPAID: CAL000347438
 Contact: GEORGE YAMANAKA
 Telephone: 2134861020

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD MAIN STREET FACILITY (Continued)

S113157361

Mailing Name: Not reported
Mailing Address: 260 S MAIN ST
Mailing City,St,Zip: LOS ANGELES, CA 900123708
Gen County: Los Angeles
TSD EPA ID: CAD044429835
TSD County: Los Angeles
Tons: 0.675
CA Waste Code: 331-Off-specification, aged or surplus organics
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

Name: LAPD MAIN STREET FACILITY
Address: 260 S MAIN ST
City,State,Zip: LOS ANGELES, CA 90012
Year: 2017
GEPaid: CAL000347438
Contact: GEORGE YAMANAKA
Telephone: 2134861020
Mailing Name: Not reported
Mailing Address: 260 S MAIN ST
Mailing City,St,Zip: LOS ANGELES, CA 900123708
Gen County: Los Angeles
TSD EPA ID: AZD049318009
TSD County: 99
Tons: 0.725
CA Waste Code: 181-Other inorganic solid waste
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

Name: LAPD MAIN STREET FACILITY
Address: 260 S MAIN ST
City,State,Zip: LOS ANGELES, CA 90012
Year: 2017
GEPaid: CAL000347438
Contact: GEORGE YAMANAKA
Telephone: 2134861020
Mailing Name: Not reported
Mailing Address: 260 S MAIN ST
Mailing City,St,Zip: LOS ANGELES, CA 900123708
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Tons: 12.654
CA Waste Code: 221-Waste oil and mixed oil
Method: H039-Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

Name: LAPD MAIN STREET FACILITY
Address: 260 S MAIN ST
City,State,Zip: LOS ANGELES, CA 90012
Year: 2016
GEPaid: CAL000347438
Contact: GEORGE YAMANAKA
Telephone: 2134861020

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

LAPD MAIN STREET FACILITY (Continued)

S113157361

Mailing Name: Not reported
 Mailing Address: 260 S MAIN ST
 Mailing City,St,Zip: LOS ANGELES, CA 900123708
 Gen County: Los Angeles
 TSD EPA ID: CAD044429835
 TSD County: Los Angeles
 Tons: 0.25
 CA Waste Code: 181-Other inorganic solid waste
 Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
 Facility County: Los Angeles

Name: LAPD MAIN STREET FACILITY
 Address: 260 S MAIN ST
 City,State,Zip: LOS ANGELES, CA 90012
 Year: 2016
 GEPAID: CAL000347438
 Contact: GEORGE YAMANAKA
 Telephone: 2134861020

Mailing Name: Not reported
 Mailing Address: 260 S MAIN ST
 Mailing City,St,Zip: LOS ANGELES, CA 900123708
 Gen County: Los Angeles
 TSD EPA ID: CAD044429835
 TSD County: Los Angeles
 Tons: 0.75
 CA Waste Code: 331-Off-specification, aged or surplus organics
 Method: H141-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 9 additional CA_HAZNET: record(s) in the EDR Site Report.

LOS ANGELES HM:

Name: LAPD MAIN STREET FACILITY
 Address: 260 S MAIN ST
 City,State,Zip: LOS ANGELES, CA 90012
 Facility ID: FA0036783
 Last Run Date: 06/01/2019
 Status: ACTIVE

D17
SE
 < 1/8
 0.067 mi.
 356 ft.

LAPD - MAIN STREET FACILITY
260 S MAIN ST
LOS ANGELES, CA 90012
Site 4 of 7 in cluster D

CERS HAZ WASTE **S112968178**
CERS TANKS **N/A**
CERS

Relative:
Lower
Actual:
275 ft.

CERS HAZ WASTE:
 Name: LAPD - MAIN STREET FACILITY
 Address: 260 S MAIN ST
 City,State,Zip: LOS ANGELES, CA 90012
 Site ID: 50549
 CERS ID: 10260628
 CERS Description: Hazardous Waste Generator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

CERS TANKS:

Name: LAPD - MAIN STREET FACILITY
Address: 260 S MAIN ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 50549
CERS ID: 10260628
CERS Description: Underground Storage Tank

CERS:

Name: LAPD - MAIN STREET FACILITY
Address: 260 S MAIN ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 50549
CERS ID: 10260628
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 03-21-2019
Citation: 23 CCR 16 2712(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have current UST Monitoring Plan available on site.
Violation Notes: Returned to compliance on 07/01/2019. OBSERVATION: Owner/Operator did not maintain a current UST monitoring plan on site. CORRECTIVE ACTION: Maintain a current UST monitoring plan on site.
*****SECOND NOTICE*****
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 03-29-2018
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: Returned to compliance on 02/19/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 03-29-2018
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 02/19/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

Violation Date: 02-19-2019
Citation: 23 CCR 16 2632(d)(1)(c),2641(h),2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(c),2641(h),2711(a)(8)
Violation Description: Failure to submit or maintain a current facility plot plan.
Violation Notes: Returned to compliance on 03/22/2019. OBSERVATION: Owner/Operator did not maintain and/or submit a current facility plot plan. CORRECTIVE ACTION: Maintain and/or submit a current facility plot plan. Monitor site plan is missing annular sensor in fill sumps.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 02-26-2018
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to retain a copy of the permit to operate at the facility.
Violation Notes: Returned to compliance on 02/19/2019. OBSERVATION: Owner/Operator did not retain a copy of the permit to operate at the facility. CORRECTIVE ACTION: Retain a copy of the permit to operate at the facility.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 03-29-2018
Citation: 23 CCR 16 2632(d)(1)(c),2641(h),2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(c),2641(h),2711(a)(8)
Violation Description: Failure to submit or maintain a current facility plot plan.
Violation Notes: Returned to compliance on 02/19/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 02-26-2018
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284
Violation Description: Failure to obtain a valid permit to operate from the UPA including but not limited to unpaid permit fees.
Violation Notes: Returned to compliance on 02/19/2019. OBSERVATION: A permit to operate the UST system has not been issued. No person may own or operate an UST unless a permit for its operation has been issued by the local agency to the owner or operator of the UST system. CORRECTIVE ACTION: Immediately obtain a permit to operate a UST system from the CUPA. An G Operating without a PermitG penalty applies.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

Violation Date: 02-26-2018
Citation: 23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(j)
Violation Description: Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.
Violation Notes: Returned to compliance on 02/19/2019. OBSERVATION: Owner/Operator did not properly install, calibrate, operate and/or maintain leak detection equipment. UDC 5/6 & 7/8 & Oil Vent Sumps all had low brine in DW sump interstice. CORRECTIVE ACTION: Properly install, calibrate, operate and/or maintain leak detection equipment.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 02-26-2018
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: Returned to compliance on 02/19/2019. OBSERVATION: Owner/Operator did not comply with all operating permit requirements. CORRECTIVE ACTION: Comply with all operating permit requirements. Submit verification.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 02-26-2018
Citation: 23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description: Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes: Returned to compliance on 05/17/2018. OBSERVATION: Annual monitoring system certification and/or leak detector testing, were last performed on 2/16/17 and was still not completed on 2/26/18, 10 days past due. These tests are required once every 12 months. CORRECTIVE ACTION: Immediately schedule these tests and provide 48 hours notification to the CUPA. Please be aware that a follow up inspection will be charged at our current hourly rate.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 02-19-2019
Citation: HSC 6.7 25293 - California Health and Safety Code, Chapter 6.7, Section(s) 25293
Violation Description: Failure to maintain UST records in sufficient detail to enable the UPA to determine whether the UST systems are in compliance.
Violation Notes: Returned to compliance on 03/22/2019. OBSERVATION: Owner/Operator did not maintain UST records in sufficient detail to enable the CUPA to

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

determine if UST systems are in compliance. 2018 Monitor Certification testing results completed on 2/26/2018 was not found on site or on CERS. CORRECTIVE ACTION: Maintain UST records in sufficient detail to enable the CUPA to determine if UST systems are in compliance. Locate those results and keep on site.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 03-29-2018
Citation: 23 CCR 16 2636(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(2)

Violation Description: Failure of the functional line leak detector (LLD) monitoring pressurized piping to meet one or more of the following requirements: Monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour leak at 10 p.s.i.g. and restrict or shut off the flow of product through the piping when a leak is detected.

Violation Notes: Returned to compliance on 05/17/2018. OBSERVATION: 87N Line leak detector failed to meet one or more of the following requirements: Monitor at least hourly; Capable of detecting a release of 3.0 gallons per hour at 10 p.s.i.g.; Restricting or shutting off the flow of product through the piping when a leak is detected. CORRECTIVE ACTION: Test 87N line leak detector & verify that it is capable of monitoring at least hourly, detecting a release of 3.0 gallons per hour at 10 p.s.i.g., and restricting or shutting off the flow of product through the piping when a leak is detected.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 03-21-2019
Citation: 23 CCR 16 2716(a) through (e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(a) through (e)

Violation Description: For designated operator (DO) monthly inspections conducted before October 1, 2018, failure to comply with one or more of the following requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been trained in accordance with 23 CCR 2715(c). For designated operator (DO) 30 day inspections conducted on and after October 1, 2018, failure to conduct the designated UST operator visual inspection at least once every 30 days.

Violation Notes: Returned to compliance on 04/05/2019. OBSERVATION: The designated operator failed to document the correct 2018 Monitor Certification date. DO documented 2/23/2018. CORRECTIVE ACTION: Correct date for 2018 Monitor Certification was 2/26/2018. *****SECOND NOTICE*****

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 03-29-2018
Citation: 23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description: Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes: Returned to compliance on 05/17/2018. OBSERVATION: Owner/Operator did not have a properly qualified service technician test leak detection equipment every 12 months (87N LLD still not tested). CORRECTIVE ACTION: Have a properly qualified service technician test leak detection equipment(87N LLD) annually.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 03-29-2018
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to retain a copy of the permit to operate at the facility.
Violation Notes: Returned to compliance on 02/19/2019.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 03-21-2019
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description: Failure to have an approved UST Monitoring Plan.
Violation Notes: Returned to compliance on 06/14/2019. OBSERVATION: Owner/Operator did not maintain a current monitoring plan. Under Secondary Containment System for all tanks it states "LIQUID-FILLED". CORRECTIVE ACTION: Under Secondary Containment System for all tanks it should state "VACUUM". Facility shall notify this inspector directly by email when all required corrections have been completed per Title 23, 2712 (f). OBSERVATION: Owner/Operator did not maintain a current monitoring plan. Under tank monitoring model sensor number for all tanks it states "577013-873". CORRECTIVE ACTION: Under tank monitoring model sensor number for all tanks it should state "VR 420" as well. OBSERVATION: Owner/Operator did not maintain a current monitoring plan. Under piping monitoring model sensor number for all tanks it states "VR 420 & 208". CORRECTIVE ACTION: Under tank monitoring model sensor number for all tanks it should state "VR 208 & 577013-873". OBSERVATION: Owner/Operator did not maintain a current monitoring plan. [Truncated]

Violation Division: Los Angeles City Fire Department
Violation Program: UST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 02-26-2018
Citation: 23 CCR 16 2632(d)(1)(c),2641(h),2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(c),2641(h),2711(a)(8)

Violation Description: Failure to submit or maintain a current facility plot plan.
Violation Notes: Returned to compliance on 02/19/2019. OBSERVATION: Owner/Operator did not maintain and/or submit a current facility plot plan. Ensure that street names and North direction arrow are located on plot plan. CORRECTIVE ACTION: Maintain and/or submit a current facility plot plan.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 02-26-2018
Citation: HSC 6.7 25284(a)(3)(A)&(B) - California Health and Safety Code, Chapter 6.7, Section(s) 25284(a)(3)(A)&(B)

Violation Description: Failure to implement or maintain a written agreement between the UST owner and operator.
Violation Notes: Returned to compliance on 02/19/2019. Observation: Owner/Operator failed to implement or maintain a written agreement between the UST owner and the operator (owner/operator agreement). If owner is operator state exempt in CERS. Corrective Action: Implement/Maintain written agreement between the UST owner and the operator (owner/operator agreement)

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 03-21-2019
Citation: 23 CCR 16 2632(d)(1)(c),2641(h),2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(c),2641(h),2711(a)(8)

Violation Description: Failure to submit or maintain a current facility plot plan.
Violation Notes: Returned to compliance on 04/09/2019. OBSERVATION: Owner/Operator did not maintain and/or submit a current facility plot plan. CORRECTIVE ACTION: Maintain and/or submit a current facility plot plan. Monitor site plan is missing annular sensor in fill sumps.
*****SECOND NOTICE*****

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 02-19-2019
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)

Violation Description: Failure to have an approved UST Monitoring Plan.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

Violation Notes: Returned to compliance on 03/22/2019. OBSERVATION: Owner/Operator did not maintain a current monitoring plan. Under Secondary Containment System for all tanks it states "LIQUID-FILLED". CORRECTIVE ACTION: Under Secondary Containment System for all tanks it should state "VACUUM". Facility shall notify this inspector directly by email when all required corrections have been completed per Title 23, 2712 (f). OBSERVATION: Owner/Operator did not maintain a current monitoring plan. Under tank monitoring model sensor number for all tanks it states "577013-873". CORRECTIVE ACTION: Under tank monitoring model sensor number for all tanks it should state "VR 420" as well 873. OBSERVATION: Owner/Operator did not maintain a current monitoring plan. Under piping monitoring model sensor number for all tanks it states "VR 420 & 208". CORRECTIVE ACTION: Under tank monitoring model sensor number for all tanks it should state "VR 208 & 577013-873". OBSERVATION: Owner/Operator did not maintain a current monitoring [Truncated]

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 02-19-2019
Citation: 23 CCR 16 2716(a) through (e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(a) through (e)

Violation Description: For designated operator (DO) monthly inspections conducted before October 1, 2018, failure to comply with one or more of the following requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been trained in accordance with 23 CCR 2715(c). For designated operator (DO) 30 day inspections conducted on and after October 1, 2018, failure to conduct the designated UST operator visual inspection at least once every 30 days.

Violation Notes: Returned to compliance on 03/22/2019. OBSERVATION: The designated operator failed to document the correct 2018 Monitor Certification date. DO documented 2/23/2018. CORRECTIVE ACTION: Correct date for 2018 Monitor Certification was 2/26/2018.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 03-29-2018
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284

Violation Description: Failure to obtain a valid permit to operate from the UPA including but not limited to unpaid permit fees.

Violation Notes: Returned to compliance on 02/19/2019.
Violation Division: Los Angeles City Fire Department

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 02-19-2019
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have current UST Monitoring Plan available on site.
Violation Notes: Returned to compliance on 03/22/2019. OBSERVATION: Owner/Operator did not maintain a current UST monitoring plan on site. CORRECTIVE ACTION: Maintain a current UST monitoring plan on site.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 02-26-2018
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 02/19/2019. OBSERVATION: UST tank information is not current in CERS. Any change of information must be updated in CERS within 30 days of the change. CORRECTIVE ACTION: Immediately update the required information in CERS and submit for review by the CUPA.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 02-19-2019
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description: Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, - 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October- 1, - 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

Violation Notes: using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months. Returned to compliance on 02/19/2019. OBSERVATION: Owner/Operator failed to meet one or more of the requirements applicable to overfill prevention equipment. Facility did not test overfill protection before the October 13th 2018 deadline. CORRECTED ON SITE: Overfill protection was tested on site today 2/19/2019 during monitor cert by Erik Blankenbiller with Clean Fuels.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 03-29-2018
Citation: 23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(j)

Violation Description: Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.

Violation Notes: Returned to compliance on 02/19/2019.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 03-29-2018
Citation: HSC 6.7 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)

Violation Description: Failure to install a line leak detector (LLD).

Violation Notes: Returned to compliance on 05/17/2018. OBSERVATION: Owner/Operator did not test LLD on pressurized piping system for 87N (unable to pull vacuum on tank and get tank out of alarm to test PLLD). CORRECTIVE ACTION: Test LLD on 87N pressurized piping system in front of LAFD inspector. Submit test results.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 03-29-2018
Citation: HSC 6.7 25284(a)(3)(A)&(B) - California Health and Safety Code, Chapter 6.7, Section(s) 25284(a)(3)(A)&(B)

Violation Description: Failure to implement or maintain a written agreement between the UST owner and operator.

Violation Notes: Returned to compliance on 02/19/2019.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 03-21-2019
Citation: HSC 6.7 25293 - California Health and Safety Code, Chapter 6.7,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

Section(s) 25293
Violation Description: Failure to maintain UST records in sufficient detail to enable the UPA to determine whether the UST systems are in compliance.
Violation Notes: Returned to compliance on 04/09/2019. OBSERVATION: Owner/Operator did not maintain UST records in sufficient detail to enable the CUPA to determine if UST systems are in compliance. 2018 Monitor Certification testing results completed on 2/26/2018 was not found on site or on CERS. CORRECTIVE ACTION: Maintain UST records in sufficient detail to enable the CUPA to determine if UST systems are in compliance. Locate those results and keep on site. *****SECOND NOTICE*****
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 02-26-2018
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description: Failure of leak detection equipment to be located such that equipment is capable of detecting a leak at the earliest possible opportunity.
Violation Notes: Returned to compliance on 02/26/2018. OBSERVATION: The Tank 1 87 Turbine sump sensor was raised approximately 4 inches off the lowest point of the sump(stuck in the sleeve) and not located to detect a leak at the earliest opportunity. Monitoring equipment shall be maintained to be able to detect a leak at the earliest possible opportunity. Corrected during inspection. CORRECTIVE ACTION: Ensure that all sensors are located at the lowest point of the sumps and vent boxes.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 50549
Site Name: LAPD - MAIN STREET FACILITY
Violation Date: 02-26-2018
Citation: HSC 6.7 25290.1(c)(3),25290.2(c)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c)(3),25290.2(c)(3)
Violation Description: Failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003.
Violation Notes: Returned to compliance on 02/26/2018. OBSERVATION: Liquid was observed in the Motor Oil Fill sump (~2 gallons), Tank 2 87 Fill sump(~1/2C), & Waste Oil Vent Box(~1/2 quart). If water could enter into the secondary containment by precipitation or infiltration, it must be removed and disposed of properly. Removed during inspection. CORRECTIVE ACTION: Ensure that the sumps and vent boxes are maintained free of liquid.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 02-19-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

Eval Notes: WITNESSED MONITOR CERT BY ERIC FROM CLEAN FUELS
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-21-2019
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: 260 S Main St Facility has not complied with the above written violation within the 30 days. This violation has been upgraded to a CLASS II violation. Facility has 30 days to comply with the violation or this violation will be upgraded to a CLASS I which will be forwarded to my Legal unit for fine and penalty assessment. Violators can be liable for civil penalties up to \$5,000 dollars per day, for each violation. HSC 25299, HSC 25270.12. REPORT IS EMAILED TO gsd.fuelmaint@lacity.org & G8965@lapd.online. *****SECOND NOTICE*****

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-28-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 260 S MAIN ST REVIEWED RECEIVED ANNUAL OVERFILL TESTING RESULTS FOR TESTING CONDUCTED ON 2/19/2019 BY ERIK BLANKENBILLER WITH CLEAN FUELS. CONFIRMED RESULTS RECEIVED, SCANNED/DOWNLOADED AND ATTACHED IN ENVISION. NO FAILURES NOTED.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 06-14-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 260 n Main St NOV follow up for facility at 260 n Main St. Facility updated their tank information and monitoring plan. The violation for the monitoring plan onsite is still open.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-11-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-29-2018
Violations Found: Yes

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

Eval Type: Other, not routine, done by local agency
Eval Notes: Continuation of facility inspection from 2/26/18. Completion of Monitoring system certification was conducted at this time. Able to open Tank 1 Fill Sump and to test Line Leak Detectors, & all fills locked (unable to verify Fill Tube Shut Off Devices). Monitoring certification was performed by Taylor Almeida, Clean Fuels Inc. Tester provided the following certifications: VR: B45968 TLS-3XX Tech Recert. 8/12/19 ICC: 8372585 EXP:2/23/2020 VMI: LDT-890 #3585 EXP:06/03/2019 Monitoring Console - VR TLS-350 Tank 1 - 87 10K gallons Install Date - 11/5/07 MFG - Modern Welding (1 - Steel, 2 - FG) Annular Space Sensors - 420 & Smart Sensor 001 DW Fill Sump Sensors - 304 & 208, Product Line Vac. Smart Sensor 001 DW Turbine Sump Sensors - 304 & 208, Product Line Vac. Smart Sensor 001 ATG - MAG 107 LLD - PLLD A/V Alarm for Overfill - functional. Tank 2 87 PLLD tested - Pass Tank 1 87 PLLD was not able to be tested because of insufficient vacuum in system, [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-09-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Monty Fanning, Senior Equipment Mechanic/Supervisor
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 05-17-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Inspector Bystrom on site to witness testing of Tank 1 87 PLLD. Monitoring certification was performed by Taylor Almeida, Clean Fuels Inc. Tester provided the following certifications: VR: B45968 TLS-3XX Tech Recert. 8/12/19 ICC: 8372585 EXP:2/23/2020 VMI: LDT-890 #3585 EXP:06/03/2019 Tank 1 87 PLLD - passed

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-16-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspector Bernard Sanchez)LAFD, onsite this to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given by Greg Fields Monitoring system certification (was conducted at this time. Monitoring certification was performed by Erik Blankenbiller Tester provided the following certifications: ICC Tech (5012767, exp 9/27/2017, veeder -root a2006 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

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LAPD - MAIN STREET FACILITY (Continued)

S112968178

onsite. The operation of the UST system was compared to the conditions of the operating permit. (Optional: Add details about tanks, what was tested, what passed/failed etc.) Ensure submittal of monitor certification test [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-19-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: FACILITY INSPECTION. REVIEWED UST BOOK. OBSERVED SENSORS PLACED PROPERLY TO DETECT LEAK AT EARLIEST POSSIBILITY, SUMPS AND UDC'S FREE OF LIWUID. VEEDER ROOT NOT IN ALARM.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-19-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-05-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 260 S Main St NOV follow up for facility at 260 S Main St. Inspector Young reviewed the 12 months of DO reports and the DO updated to DO forms to include the correct 2018 MC test date.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-09-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 260 S Main St NOV follow up for facility at 260 S Main St. Facility sent in missing 2018 test results.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-06-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Looked over cers and I accepted 2/15/2016 . I also complete a inspection that day . I spoke Greg fields that day he is in charge off all cers in relation to hazardous materials .. need to update our system

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-11-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-19-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: LAFD Inspector Christopher Young on site 2/19/2019 to conduct routine inspection of underground storage tank facility. Monitoring System components were observed and verified this date. Consent to enter, inspect and take photographs was given on this date by ALEX IGLESIAS, SUPERVISOR. Monitoring system certification and overfill testing were conducted at this time. Monitoring certification was performed by RICHARD BLANKENBILLER WITH CLEAN FUELS. Monitoring System components were observed and verified on this date. Tester provided the following certifications: RICHARD BLANKENBILLER ICC: 5012767 Exp: 12/15/2019 VR: A20929 Exp: 8/19/2019 VMI: 3041 Exp: 3/22/2020 The UST monitoring panel all functions normal. Current monitoring setup and alarm history WERE available for review. The sumps WERE available for inspection and the sensors WERE observed positioned to detect a leak at the earliest opportunity. The spill buckets WERE also visually inspected. The Plan WAS [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-26-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspector Shane Bystrom, LAFD, onsite this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by Gregory Field. Monitoring system certification was conducted at this time, however unable to complete. Unable to open Tank 1 Fill Sump and to test Line Leak Detectors, & all fills locked(unable to verify Fill Tube Shut Off Devices). Monitoring certification was performed by Taylor Almeida, Clean Fuels Inc. Tester provided the following certifications: VR: B45968 TLS-3XX Tech Recert. 8/12/19 ICC: 8372585 EXP:2/23/2020 VMI: LDT-890 #3585 EXP:06/03/2019 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-28-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 260 S MAIN ST REVIEWED RECEIVED ANNUAL MONITORING SYSTEM CERTIFICATION & SPILL BUCKET TESTING RESULTS FOR TESTING CONDUCTED ON 2/19/2019 BY ERIK BLANKENBILLER WITH CLEAN FUELS. CONFIRMED RESULTS RECEIVED, SCANNED/DOWNLOADED AND ATTACHED IN ENVISION. FAILURE NOTED T2 FLOAT REPLACED.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 06-07-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: REVIEWED RECEIVED ANNUAL MONITORING SYSTEM CERTIFICATION & SPILL BUCKET RESULTS FOR TESTING CONDUCTED ON 02-26-18 BY TAYLOR ALMEIDA WITH CLEAN FUELS. SCANNED/ DOWNLOADED AND ATTACHED IN ENVISION. MULTIPLE FAILURES NOTED ON REPORT. FAILURES INCLUDED SENSORS IN 87 T1 VENT, VAPOR, PRODUCT LINE VR 463/464, 87 T2 VENT, VAPOR, PRODUCT LINE VR 463/464, MOTOR OIL PRODUCT AND VENT LINES VR 463/464, AND WASTE OIL VENT VR 463/464 . ONE PLLD WASNT ABLE TO BE TESTED ON THAT DATE. IT WAS RETESTED AND PASSED ON 05-17-2018. REPORT WAS ATTACHED TO ECR.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 07-01-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 250 S Main St NOV follow up for facility at 250 S Main St. Facility has access to monitoring plan on CERS via computer on site.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-26-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 260 S MAIN ST REVIEWED RECEIVED ANNUAL MONITORING SYSTEM CERTIFICATION & SPILL BUCKET TESTING RESULTS FOR TESTING CONDUCTED ON 2/19/2019 BY ERIK BLANKENBILLER WITH CLEAN FUELS. CONFIRMED RESULTS RECEIVED, SCANNED/DOWNLOADED AND ATTACHED IN ENVISION. FAILURES NOTED T2 MAG 7 FLOAT, REPLACED ON SITE.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-26-2019
Violations Found: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

Eval Type: Other, not routine, done by local agency
Eval Notes: 260 S MAIN ST REVIEWED RECEIVED OVERFILL TESTING RESULTS FOR TESTING CONDUCTED ON 2/19/2019 BY ERIK BLANKENBILLER WITH CLEAN FUELS. CONFIRMED RESULTS RECEIVED, SCANNED/DOWNLOADED AND ATTACHED IN ENVISION. NO FAILURES NOTED. REVIEWED CERS TO CONFIRM OVERFILL PROTECTION LISTED
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-24-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Coordinates:
Site ID: 50549
Facility Name: LAPD - MAIN STREET FACILITY
Env Int Type Code: HWG
Program ID: 10260628
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.049490
Longitude: -118.245380

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 260 S. Main Street
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported
Affiliation Type Desc: Parent Corporation
Entity Name: Los Angeles Police Department, Motor Transport Division
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported
Affiliation Type Desc: UST Permit Applicant
Entity Name: GEORGE YAMANAKA
Entity Title: DIR OF POLICE TRANSPORTATION
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 486-1020

Affiliation Type Desc: UST Property Owner Name
Entity Name: CITY OF LA - LAPD
Entity Title: Not reported
Affiliation Address: 260 S. Main Street
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 486-1020

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Environmental Contact
Entity Name: DIRK AUBUCHON
Entity Title: Not reported
Affiliation Address: 555 Ramirez Street
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: CITY OF LA - LAPD
Entity Title: Not reported
Affiliation Address: 260 S. Main Street
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 486-1020

Affiliation Type Desc: Operator
Entity Name: Los Angeles Police Department - Main Street Facility
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 486-1020

Affiliation Type Desc: Document Preparer
Entity Name: Margarite Baghdanian
Entity Title: Not reported

Map ID
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - MAIN STREET FACILITY (Continued)

S112968178

Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	Los Angeles Police Department - MTD
Entity Title:	Not reported
Affiliation Address:	260 S. Main Street
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90012
Affiliation Phone:	(213) 486-1020
Affiliation Type Desc:	UST Tank Owner
Entity Name:	CITY OF LA - LAPD
Entity Title:	Not reported
Affiliation Address:	260 S. Main Street
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90012
Affiliation Phone:	(213) 486-1020
Affiliation Type Desc:	Identification Signer
Entity Name:	GEORGE YAMANAKA
Entity Title:	DIR.II OF POLICE TRANSPORTATION
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Tank Operator
Entity Name:	Los Angeles Police Department - MTD
Entity Title:	Not reported
Affiliation Address:	260 S. Main Street
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90012
Affiliation Phone:	(213) 486-1020

MAP FINDINGS

Map ID
Direction
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Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

D18
SSE
< 1/8
0.069 mi.
364 ft.

GREENBERG PAUL
108 E 3D
LOS ANGELES, CA
Site 5 of 7 in cluster D

EDR Hist Cleaner **1009188276**
N/A

Relative:
Lower

EDR Hist Cleaner

Actual:
273 ft.

Year: Name:
1933 GREENBERG PAUL

Type:
CLOTHES PRESSERS AND CLEANERS

E19
NNE
< 1/8
0.071 mi.
375 ft.

METROPOLITAN NEWS CO
210 S SPRING ST
LOS ANGELES, CA 90012
Site 1 of 10 in cluster E

HAZNET **S113003697**
HAZMAT **N/A**
CERS

Relative:
Higher

HAZNET:

Actual:
288 ft.

Name: DAILY JOURNAL CORP
Address: 210 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 2006
GEPaid: CAD981367618
Contact: TU TO
Telephone: 2132295300
Mailing Name: Not reported
Mailing Address: 915 E FIRST STREET
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: TXD077603371
TSD County: 99
Tons: 0.15
CA Waste Code: 343-Unspecified organic liquid mixture
Method: H061-Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Los Angeles

Name: DAILY JOURNAL CORP
Address: 210 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 2002
GEPaid: CAD981367618
Contact: TU TO
Telephone: 2132295300
Mailing Name: Not reported
Mailing Address: 915 E FIRST STREET
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAT000613976
TSD County: Orange
Tons: 0.10425
CA Waste Code: 741-Liquids with halogenated organic compounds >= 1,000 Mg./L
Method: H01-Transfer Station
Facility County: Los Angeles

Name: DAILY JOURNAL CORP
Address: 210 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 2001
GEPaid: CAD981367618
Contact: TU TO

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METROPOLITAN NEWS CO (Continued)

S113003697

Telephone: 2132295300
Mailing Name: Not reported
Mailing Address: 915 E FIRST STREET
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAT000613976
TSD County: Orange
Tons: 0.2209
CA Waste Code: 741-Liquids with halogenated organic compounds >= 1,000 Mg./L
Method: H01-Transfer Station
Facility County: Los Angeles

Name: DAILY JOURNAL CORP
Address: 210 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 2000
GEPAID: CAD981367618
Contact: TU TO
Telephone: 2132295300
Mailing Name: Not reported
Mailing Address: 915 E FIRST STREET
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAT000613976
TSD County: Orange
Tons: 0.3376
CA Waste Code: 741-Liquids with halogenated organic compounds >= 1,000 Mg./L
Method: H01-Transfer Station
Facility County: Los Angeles

Name: DAILY JOURNAL CORP
Address: 210 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 1998
GEPAID: CAD981367618
Contact: TU TO
Telephone: 2132295300
Mailing Name: Not reported
Mailing Address: 915 E FIRST STREET
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAT000613976
TSD County: Orange
Tons: 0.2919
CA Waste Code: 541-Photochemicals/photoprocessing waste
Method: H01-Transfer Station
Facility County: Los Angeles

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

LOS ANGELES HM:

Name: METROPOLITAN NEWS CO
Address: 210 S SPRING ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0028002
Last Run Date: 06/01/2019

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METROPOLITAN NEWS CO (Continued)

S113003697

Status: ACTIVE

CERS:

Name: METROPOLITAN NEWS CO
Address: 210 S SPRING ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 48556
CERS ID: 10252054
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 48556
Site Name: METROPOLITAN NEWS CO
Violation Date: 05-19-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 05/07/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 48556
Site Name: METROPOLITAN NEWS CO
Violation Date: 04-26-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 05/07/2019. NOT ACCEPTED: The chemical inventory submitted does not match what was noted on site during the most recent inspection. Please make the following corrections and resubmit; CORRECT FOR INVENTORY FALLING BELOW THRESHOLDS.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-09-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Vahn C. Babigian, General Manager
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-26-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: "Consent to enter, inspect and take photographs was given by: VAHN BABIGIAN The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METROPOLITAN NEWS CO (Continued)

S113003697

Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. NOTE: The LAMC, Sections (L.A.M.C. SECTION 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into CERS is required between January 1 and March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. As a reminder, you must complete [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 05-07-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Approved business submittal in CERS for 2019 as business made corrections required. Also, recent as well as previous (if existed) violations cleared in ECR.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-19-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Daniel Sumaran, Press Man
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-18-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspected by A Ng, HMS II Consent by V Bebigier
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-19-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by Vahn Babigian, Manager. vahn@mnc.net Observed the facility and inspected hazardous materials storage. Annual employee safety training records were not maintained. Facility has also not electronically disclosed the onsite hazardous materials inventory or submitted a business emergency plan in California Environmental Reporting System (CERS). Please go to <https://cersbusiness2.calepa.ca.gov> to complete a chemical inventory

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METROPOLITAN NEWS CO (Continued)

S113003697

disclosure and business emergency plan. The facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Coordinates:
Site ID: 48556
Facility Name: METROPOLITAN NEWS CO
Env Int Type Code: HMBP
Program ID: 10252054
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.051440
Longitude: -118.245800

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Environmental Contact
Entity Name: Vahn Babigian
Entity Title: Not reported
Affiliation Address: 210 S SPRING ST
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: GRACE COMMUNICATION INC.
Entity Title: Not reported
Affiliation Address: 210 S. Spring St
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 346-0033

Affiliation Type Desc: Operator
Entity Name: Metropolitan News Company
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METROPOLITAN NEWS CO (Continued)

S113003697

Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 346-0033

Affiliation Type Desc: Parent Corporation
Entity Name: GRACE COMMUNICATION, INC
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: VAHN BABIGIAN
Entity Title: General Manager
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Property Owner
Entity Name: Grace Family Trust
Entity Title: Not reported
Affiliation Address: 210 S. Spring St.
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 346-0033

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 210 S SPRING ST
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: Document Preparer
Entity Name: Vahn Babigian
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B20
NW
< 1/8
0.072 mi.
378 ft.

HIGH PERFORMANCE MAGAZINE
240 S BROADWAY 5TH FL
LOS ANGELES, CA 90012

RCRA-SQG **1000238384**
FINDS **CAD981368434**
ECHO

Site 6 of 6 in cluster B

Relative:
Higher

RCRA-SQG:

Actual:
289 ft.

Date form received by agency: 1986-01-22 00:00:00.0
Facility name: HIGH PERFORMANCE MAGAZINE
Facility address: 240 S BROADWAY 5TH FL
LOS ANGELES, CA 90012
EPA ID: CAD981368434
Mailing address: S BROADWAY FIFTH FL
LOS ANGELES, CA 90012
Contact: ENVIRONMENTAL MANAGER
Contact address: 240 S BROADWAY FIFTH FL
LOS ANGELES, CA 90012
Contact country: US
Contact telephone: 213-687-3658
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: ASTRO ARTZ
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HIGH PERFORMANCE MAGAZINE (Continued)

1000238384

Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002682623

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000238384
Registry ID: 110002682623
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002682623>

**F21
WNW
< 1/8
0.081 mi.
427 ft.**

**BRADBURY BUILDING
304 BROADWAY S.
LOS ANGELES, CA 90013**

**LUST S108723423
CERS N/A**

Site 1 of 8 in cluster F

**Relative:
Higher
Actual:
287 ft.**

LUST:

Name: BRADBURY BUILDING
Address: 304 BROADWAY S.
City,State,Zip: LOS ANGELES, CA 90013
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603783082
Global Id: T0603783082
Latitude: 34.050809
Longitude: -118.248129
Status: Completed - Case Closed
Status Date: 03/19/2008
Case Worker: AT
RB Case Number: 900130089
Local Agency: LOS ANGELES, CITY OF

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BRADBURY BUILDING (Continued)

S108723423

File Location: Not reported
Local Case Number: 25467
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603783082
Contact Type: Regional Board Caseworker
Contact Name: ARMAN TOUMARI
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 WEST 4TH STREET, SUITE 200
City: LOS ANGELES
Email: atoumari@waterboards.ca.gov
Phone Number: 2135766708

Global Id: T0603783082
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

LUST:

Global Id: T0603783082
Action Type: Other
Date: 06/22/2005
Action: Leak Discovery

Global Id: T0603783082
Action Type: ENFORCEMENT
Date: 10/01/2007
Action: Staff Letter

Global Id: T0603783082
Action Type: ENFORCEMENT
Date: 03/19/2008
Action: Closure/No Further Action Letter

Global Id: T0603783082
Action Type: Other
Date: 06/22/2005
Action: Leak Reported

Global Id: T0603783082
Action Type: RESPONSE
Date: 10/31/2007
Action: Other Report / Document

LUST:

Global Id: T0603783082
Status: Open - Case Begin Date
Status Date: 06/22/2005

Global Id: T0603783082

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BRADBURY BUILDING (Continued)

S108723423

Status: Open - Site Assessment
Status Date: 09/14/2005

Global Id: T0603783082
Status: Completed - Case Closed
Status Date: 03/19/2008

CERS:

Name: BRADBURY BUILDING
Address: 304 BROADWAY S.
City,State,Zip: LOS ANGELES, CA 90013
Site ID: 248699
CERS ID: T0603783082
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: ARMAN TOUMARI - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 WEST 4TH STREET, SUITE 200
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 2135766708

**F22
WNW
< 1/8
0.081 mi.
427 ft.**

**BRADBURY BUILDING
304 S BROADWAY
LOS ANGELES, CA 90013**

**UST U004307817
N/A**

Site 2 of 8 in cluster F

**Relative:
Higher
Actual:
287 ft.**

LOS ANGELES UST:
Name: BRADBURY BUILDING
Address: 304 S BROADWAY
City,State,Zip: LOS ANGELES, CA 90013
Facility ID: FA0036083
Last Run Date: 06/03/2019
Status: INACTIVE

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
E23 NNE < 1/8 0.086 mi. 454 ft.	201 S SPRING ST LOS ANGELES, CA Site 2 of 10 in cluster E	UST	U004300944 N/A
Relative: Higher	LOS ANGELES UST: Name: Address: City,State,Zip: Facility ID: Last Run Date: Status:	Not reported 201 S SPRING ST LOS ANGELES, CA Not reported 01/01/1900 HISTORICAL	
Actual: 290 ft.			
C24 SW < 1/8 0.087 mi. 462 ft.	BALL JACOB 336 S SPRING ST LOS ANGELES, CA Site 4 of 4 in cluster C	EDR Hist Cleaner	1009188871 N/A
Relative: Lower	EDR Hist Cleaner Year: Name: 1924 BALL JACOB	Type: CLOTHES CLEANERS PRESSERS AND DYERS	
Actual: 275 ft.			
F25 WNW < 1/8 0.091 mi. 478 ft.	VERIZON BUSINESS SERVICES 317 S BROADWAY ST LOS ANGELES, CA 90013 Site 3 of 8 in cluster F	HAZMAT	S123549313 N/A
Relative: Higher	LOS ANGELES HM: Name: Address: City,State,Zip: Facility ID: Last Run Date: Status:	VERIZON BUSINESS SERVICES 317 S BROADWAY ST LOS ANGELES, CA 90013 FA0025077 06/01/2019 INACTIVE	
Actual: 287 ft.	Name: Address: City,State,Zip: Facility ID: Last Run Date: Status:	VERIZON BUSINESS SERVICES 317 S BROADWAY ST LOS ANGELES, CA 90013 FA0025077 06/01/2019 INACTIVE	
E26 NNE < 1/8 0.091 mi. 482 ft.	LOS ANGELES TIMES 200 S SPRING ST LOS ANGELES, CA 90012 Site 3 of 10 in cluster E	UST	U004306419 N/A
Relative: Higher	LOS ANGELES UST: Name: Address: City,State,Zip: Facility ID:	LOS ANGELES TIMES 200 S SPRING ST LOS ANGELES, CA 90012 FA0016690	
Actual: 289 ft.			

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

LOS ANGELES TIMES (Continued)

U004306419

Last Run Date: 06/03/2019
 Status: INACTIVE

E27
NNE
 < 1/8
 0.091 mi.
 482 ft.

200 S SPRING ST DOWNTOWN
LOS ANGELES, CA
Site 4 of 10 in cluster E

UST U004300908
N/A

Relative:
Higher
Actual:
289 ft.

LOS ANGELES UST:
 Name: Not reported
 Address: 200 S SPRING ST DOWNTOWN
 City,State,Zip: LOS ANGELES, CA
 Facility ID: Not reported
 Last Run Date: 01/01/1900
 Status: HISTORICAL

F28
West
 < 1/8
 0.092 mi.
 484 ft.

HALL OF RECORDS/ LA CO. F.M.D.
320 S BROADWAY
LOS ANGELES, CA 90013
Site 4 of 8 in cluster F

UST U003780805
N/A

Relative:
Higher
Actual:
283 ft.

UST:
 Name: HALL OF RECORDS/ LA CO. F.M.D.
 Address: 320 S BROADWAY
 City,State,Zip: LOS ANGELES, CA 90013
 Facility ID: 24365
 Permitting Agency: LOS ANGELES, CITY OF
 Latitude: 34.0517299
 Longitude: -118.2470435

F29
West
 < 1/8
 0.093 mi.
 493 ft.

SOLOMON ABR
322 S BROADWAY
LOS ANGELES, CA
Site 5 of 8 in cluster F

EDR Hist Cleaner 1009191010
N/A

Relative:
Higher
Actual:
282 ft.

EDR Hist Cleaner
 Year: Name: Type:
 1933 SOLOMON ABR CLOTHES PRESSERS AND CLEANERS

D30
SE
 < 1/8
 0.097 mi.
 511 ft.

GODIN BENJ
127 E 3D
LOS ANGELES, CA
Site 6 of 7 in cluster D

EDR Hist Cleaner 1009191910
N/A

Relative:
Lower
Actual:
271 ft.

EDR Hist Cleaner
 Year: Name: Type:
 1937 GODIN BENJ CLOTHES PRESSERS AND CLEANERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

G31
SW
< 1/8
0.099 mi.
524 ft.

354 S SPRING ST
LOS ANGELES, CA
Site 1 of 4 in cluster G

UST U004302220
N/A

Relative:
Lower
Actual:
275 ft.

LOS ANGELES UST:
Name: Not reported
Address: 354 S SPRING ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

G32
SW
< 1/8
0.099 mi.
524 ft.

BANCO POPULAR DE PUERTO RICO
354 S SPRING ST
LA, CA 90012
Site 2 of 4 in cluster G

SWEEPS UST S101585016
CA FID UST N/A

Relative:
Lower
Actual:
275 ft.

SWEEPS UST:
Name: BANCO POPULAR DE PUERTO RICO
Address: 354 S SPRING ST
City: LA
Status: Not reported
Comp Number: 7766
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19018370
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 354 S SPRING ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LA 900120000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

D33
SE
 < 1/8
 0.100 mi.
 526 ft.

WONG LEE
131 E 3D
LOS ANGELES, CA
Site 7 of 7 in cluster D

EDR Hist Cleaner **1009189636**
 N/A

Relative:
Lower

EDR Hist Cleaner

Actual:
271 ft.

Year:	Name:	Type:
1929	WONG LEE	LAUNDRIES ORIENTAL
1933	WONG LEE	LAUNDRIES CHINESE
1937	LEE WONG	LAUNDRIES CHINESE
1942	WONG LEE	LAUNDRIES ORIENTAL

E34
NNE
 < 1/8
 0.102 mi.
 536 ft.

THE LOS ANGELES TIMES
214 W 2ND ST
LOS ANGELES, CA 90012
Site 5 of 10 in cluster E

UST **U003780780**
 N/A

Relative:
Higher

UST:

Actual:
291 ft.

Name:	THE LOS ANGELES TIMES
Address:	214 W 2ND ST
City,State,Zip:	LOS ANGELES, CA 90012
Facility ID:	24337
Permitting Agency:	LOS ANGELES, CITY OF
Latitude:	33.7438376
Longitude:	-118.28061

E35
NNE
 < 1/8
 0.102 mi.
 536 ft.

THE TIMES MIRROR COMPANY
214 W 2ND ST
LOS ANGELES, CA 90012
Site 6 of 10 in cluster E

SWEEPS UST **S106932944**
 N/A

Relative:
Higher

SWEEPS UST:

Actual:
291 ft.

Name:	THE TIMES MIRROR COMPANY
Address:	214 W 2ND ST
City:	LOS ANGELES
Status:	Active
Comp Number:	4286
Number:	1
Board Of Equalization:	Not reported
Referral Date:	04-22-93
Action Date:	04-26-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
E36 NE < 1/8 0.102 mi. 538 ft.	STRAUSS LOUIS 125 W 2D LOS ANGELES, CA Site 7 of 10 in cluster E	EDR Hist Cleaner	1009191779 N/A
Relative: Higher	EDR Hist Cleaner		
Actual: 288 ft.	Year: 1937 Name: STRAUSS LOUIS	Type: CLOTHES PRESSERS AND CLEANERS	
E37 NE < 1/8 0.102 mi. 538 ft.	OKOMOTO W H 119 W 2D LOS ANGELES, CA Site 8 of 10 in cluster E	EDR Hist Cleaner	1009193179 N/A
Relative: Higher	EDR Hist Cleaner		
Actual: 288 ft.	Year: 1937 Name: OKOMOTO W H	Type: CLOTHES PRESSERS AND CLEANERS	
H38 ENE < 1/8 0.104 mi. 547 ft.	GENERAL PETROLEUM CORP OF CAL OFFICE 108 W 2D LOS ANGELES, CA Site 1 of 3 in cluster H	EDR Hist Auto	1009084684 N/A
Relative: Higher	EDR Hist Auto		
Actual: 286 ft.	Year: 1937 Name: GENERAL PETROLEUM CORP OFFICE 1942 GENERAL PETROLEUM CORP OF CAL O	Type: GASOLINE AND OIL SERVICE STATIONS GASOLINE AND OIL SERVICE STATIONS	
E39 NNE < 1/8 0.106 mi. 561 ft.	ECONOMY GUS 234 W 2D LOS ANGELES, CA Site 9 of 10 in cluster E	EDR Hist Cleaner	1009190828 N/A
Relative: Higher	EDR Hist Cleaner		
Actual: 292 ft.	Year: 1937 Name: ECONOMY GUS	Type: CLOTHES PRESSERS AND CLEANERS	
E40 North < 1/8 0.108 mi. 568 ft.	2ND AND BROADWAY STATION SITE 240 W 2ND ST LOS ANGELES, CA 90012 Site 10 of 10 in cluster E	HAZMAT CERS	S123516768 N/A
Relative: Higher	LOS ANGELES HM: Name:	METROPOLITAN TRANSPORTATION AUTHORITY	
Actual: 293 ft.	Address: City,State,Zip:	240 W 2ND ST LOS ANGELES, CA 90012	

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

2ND AND BROADWAY STATION SITE (Continued)

S123516768

Facility ID: FA0040854
Last Run Date: 06/01/2019
Status: ACTIVE

CERS:

Name: 2ND AND BROADWAY STATION SITE
Address: 240 W 2ND ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 408106
CERS ID: 10706044
CERS Description: Chemical Storage Facilities

Coordinates:

Site ID: 408106
Facility Name: 2nd and Broadway Station Site
Env Int Type Code: HMBP
Program ID: 10706044
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.051970
Longitude: -118.246120

Affiliation:

Affiliation Type Desc: Operator
Entity Name: Regional Connector Constructors
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (951) 368-6455

Affiliation Type Desc: Legal Owner
Entity Name: LACMTA (contact Heather Severin)
Entity Title: Not reported
Affiliation Address: 1 Gateway Plaza
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 922-2439

Affiliation Type Desc: Parent Corporation
Entity Name: LA County Metropolitan Transportation Authority
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Property Owner
Entity Name: LACMTA (contact Heather Severin)
Entity Title: Not reported
Affiliation Address: 1 Gateway Plaza

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

2ND AND BROADWAY STATION SITE (Continued)

S123516768

Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 922-2439

Affiliation Type Desc: Document Preparer
Entity Name: Daniel Edwards
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Environmental Contact
Entity Name: Michael Benton
Entity Title: Not reported
Affiliation Address: 416 E. Temple Street
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 416 E. Temple Street
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Daniel Edwards
Entity Title: Env. Consultant to RCC
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

F41
WNW
< 1/8
0.112 mi.
593 ft.

GRAND CENTRAL SQ. LTD.
306 W. 3RD STREET
LOS ANGELES, CA 90013

Site 6 of 8 in cluster F

CERS TANKS
HAZNET
HAZMAT
CERS

S112852897
N/A

Relative:
Higher
Actual:
289 ft.

CERS TANKS:
Name: GRAND CENTRAL SQUARE APARTMENTS
Address: 306 W 3RD ST
City,State,Zip: LOS ANGELES, CA 90013
Site ID: 34095
CERS ID: 10246633
CERS Description: Aboveground Petroleum Storage

HAZNET:
Name: GRAND CENTRAL SQ. LTD.
Address: 306 W. 3RD STREET
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1995
GEPaid: CAC000919088
Contact: IRA YELLIN
Telephone: 2136210200
Mailing Name: Not reported
Mailing Address: C/O YELLIN COMPANY
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Los Angeles
TSD EPA ID: AZD983481813
TSD County: 99
Tons: 6.7424
CA Waste Code: 151-Asbestos containing waste
Method: -
Facility County: Los Angeles

Name: GRAND CENTRAL SQ. LTD.
Address: 306 W. 3RD STREET
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1995
GEPaid: CAC000919088
Contact: IRA YELLIN
Telephone: 2136210200
Mailing Name: Not reported
Mailing Address: C/O YELLIN COMPANY
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Los Angeles
TSD EPA ID: CAD067786749
TSD County: Los Angeles
Tons: 1.6856
CA Waste Code: 151-Asbestos containing waste
Method: D80-Disposal, Land Fill
Facility County: Los Angeles

Name: GRAND CENTRAL SQ. LTD.
Address: 306 W. 3RD STREET
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1995
GEPaid: CAC000919088
Contact: IRA YELLIN
Telephone: 2136210200
Mailing Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GRAND CENTRAL SQ. LTD. (Continued)

S112852897

Mailing Address: C/O YELLIN COMPANY
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Los Angeles
TSD EPA ID: AZD983481813
TSD County: 99
Tons: 1.6856
CA Waste Code: 151-Asbestos containing waste
Method: D80-Disposal, Land Fill
Facility County: Los Angeles

Name: GRAND CENTRAL SQ. LTD.
Address: 306 W. 3RD STREET
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1994
GEPaid: CAC000919088
Contact: IRA YELLIN
Telephone: 2136210200
Mailing Name: Not reported
Mailing Address: C/O YELLIN COMPANY
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Los Angeles
TSD EPA ID: CAD067786749
TSD County: Los Angeles
Tons: 24.4412
CA Waste Code: 151-Asbestos containing waste
Method: D80-Disposal, Land Fill
Facility County: Los Angeles

Name: GRAND CENTRAL SQ. LTD.
Address: 306 W. 3RD STREET
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1994
GEPaid: CAC000919088
Contact: IRA YELLIN
Telephone: 2136210200
Mailing Name: Not reported
Mailing Address: C/O YELLIN COMPANY
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Los Angeles
TSD EPA ID: CAD067786749
TSD County: Los Angeles
Tons: 8.428
CA Waste Code: 151-Asbestos containing waste
Method: -
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.

LOS ANGELES HM:

Name: GRAND CENTRAL SQUARE APARTMENTS
Address: 306 W 3RD ST
City,State,Zip: LOS ANGELES, CA 90013
Facility ID: FA0017654
Last Run Date: 06/01/2019
Status: ACTIVE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GRAND CENTRAL SQ. LTD. (Continued)

S112852897

CERS:

Name: GRAND CENTRAL SQUARE APARTMENTS
Address: 306 W 3RD ST
City,State,Zip: LOS ANGELES, CA 90013
Site ID: 34095
CERS ID: 10246633
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 34095
Site Name: GRAND CENTRAL SQUARE APARTMENTS
Violation Date: 06-16-2016
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes: Returned to compliance on 07/20/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 34095
Site Name: GRAND CENTRAL SQUARE APARTMENTS
Violation Date: 06-16-2016
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 07/20/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 34095
Site Name: GRAND CENTRAL SQUARE APARTMENTS
Violation Date: 06-16-2016
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name. A substantial change in the handler's operations that requires modification to any portion of the business plan.
Violation Notes: Returned to compliance on 07/20/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 34095
Site Name: GRAND CENTRAL SQUARE APARTMENTS
Violation Date: 06-16-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GRAND CENTRAL SQ. LTD. (Continued)

S112852897

Violation Description: 6.95, Section(s) 25508(a)(1)
Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violation Notes: Returned to compliance on 07/20/2016.

Violation Division: Los Angeles City Fire Department

Violation Program: HMRRP

Violation Source: CERS

Site ID: 34095

Site Name: GRAND CENTRAL SQUARE APARTMENTS

Violation Date: 06-16-2016

Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)

Violation Description: Failure to complete and electronically submit a site map with all required content.

Violation Notes: Returned to compliance on 07/20/2016.

Violation Division: Los Angeles City Fire Department

Violation Program: HMRRP

Violation Source: CERS

Site ID: 34095

Site Name: GRAND CENTRAL SQUARE APARTMENTS

Violation Date: 06-16-2016

Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507

Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violation Notes: Returned to compliance on 07/20/2016.

Violation Division: Los Angeles City Fire Department

Violation Program: HMRRP

Violation Source: CERS

Site ID: 34095

Site Name: GRAND CENTRAL SQUARE APARTMENTS

Violation Date: 06-16-2016

Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)

Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violation Notes: Returned to compliance on 07/20/2016.

Violation Division: Los Angeles City Fire Department

Violation Program: HMRRP

Violation Source: CERS

Site ID: 34095

Site Name: GRAND CENTRAL SQUARE APARTMENTS

Violation Date: 06-16-2016

Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1

Violation Description: Failure to provide a copy of the business plan to the owner or the owner's agent within five working days after receiving a request for a copy from the owner or the owner's agent.

Violation Notes: Returned to compliance on 07/20/2016.

Violation Division: Los Angeles City Fire Department

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GRAND CENTRAL SQ. LTD. (Continued)

S112852897

Violation Program: HMRRP
Violation Source: CERS

Site ID: 34095
Site Name: GRAND CENTRAL SQUARE APARTMENTS
Violation Date: 06-16-2016
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: Returned to compliance on 07/20/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-26-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Consent to enter, inspect and take photographs was given by: Benito Chavez The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. NOTE: The LAMC, Sections (L.A.M.C. SECTION 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into CERS is required between January 1 and March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. As a reminder, you must complete all the [Truncated]
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-16-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by TULIA WILLIAMS-MANAGER. CONTACT INFORMATION: TWILLIAMS@GRANDCENTRALSQUARE.COM Observed the facility and inspected hazardous materials storage. Annual employee safety training records were not maintained. Facility has also not electronically disclosed the onsite hazardous materials inventory or submitted a business emergency plan in California Environmental Reporting System (CERS). Please go to <https://cersbusiness2.calepa.ca.gov> to complete a chemical inventory disclosure and business emergency plan. The facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GRAND CENTRAL SQ. LTD. (Continued)

S112852897

maintained on site, please submit revised documents (electronically)within 30 days of the change.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-16-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by TULIA WILLIAMS-MANAGER. CONTACT INFORMATION: TWILLIAMS@GRANDCENTRALSQUARE.COM Observed the facility and inspected hazardous materials storage. Annual employee safety training records were not maintained. Facility has also not electronically disclosed the onsite hazardous materials inventory or submitted a business emergency plan in California Environmental Reporting System (CERS). Please go to <https://cersbusiness2.calepa.ca.gov> to complete a chemical inventory disclosure and business emergency plan. The facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically)within 30 days of the change.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Coordinates:
Site ID: 34095
Facility Name: GRAND CENTRAL SQUARE APARTMENTS
Env Int Type Code: HMBP
Program ID: 10246633
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.051010
Longitude: -118.248570

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 317 S Broadway Mgt Office
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90013
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: GCS Equity LCC
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GRAND CENTRAL SQ. LTD. (Continued)

S112852897

Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(213) 625-1917
Affiliation Type Desc:	Property Owner
Entity Name:	Adam Daneshgar
Entity Title:	Not reported
Affiliation Address:	317 S Broadway Mgt Office
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90013
Affiliation Phone:	(213) 624-2378
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles City Fire Department
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Room 1780
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90012
Affiliation Phone:	(213) 978-3680
Affiliation Type Desc:	Document Preparer
Entity Name:	BENITO CHAVEZ
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	BENITO CHAVEZ
Entity Title:	DIRECTOR OF OPERATIONS
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	GCS Equity LLC
Entity Title:	Not reported
Affiliation Address:	317 S Broadway Mgt Office
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90013
Affiliation Phone:	(213) 624-2378
Affiliation Type Desc:	Parent Corporation
Entity Name:	GRAND CENTRAL SQUARE APARTMENTS
Entity Title:	Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

GRAND CENTRAL SQ. LTD. (Continued)

S112852897

Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	BENITO CHAVEZ
Entity Title:	Not reported
Affiliation Address:	317 S Broadway Mgt Office
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90013
Affiliation Phone:	Not reported

F42
WNW
 < 1/8
 0.112 mi.
 593 ft.

MARLENES JEWELRY
306 W 3RD ST SU 204B
LOS ANGELES, CA 90013

HAZMAT S123546517
N/A

Site 7 of 8 in cluster F

Relative:
Higher
Actual:
289 ft.

LOS ANGELES HM:	
Name:	MARLENES JEWELRY
Address:	306 W 3RD ST SU 204B
City,State,Zip:	LOS ANGELES, CA 90013
Facility ID:	FA0016051
Last Run Date:	06/01/2019
Status:	INACTIVE

F43
WNW
 < 1/8
 0.113 mi.
 598 ft.

MOFFETT JOHN
324 W 3D
LOS ANGELES, CA

EDR Hist Cleaner 1009187297
N/A

Site 8 of 8 in cluster F

Relative:
Higher
Actual:
291 ft.

EDR Hist Cleaner		
Year:	Name:	Type:
1933	MOFFETT JOHN	CLOTHES PRESSERS AND CLEANERS

H44
ENE
 < 1/8
 0.114 mi.
 601 ft.

SANO BEN
113 E 2D
LOS ANGELES, CA

EDR Hist Cleaner 1009189646
N/A

Site 2 of 3 in cluster H

Relative:
Higher
Actual:
283 ft.

EDR Hist Cleaner		
Year:	Name:	Type:
1942	SANO BEN	LAUNDRIES HAND

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

I45
NNE
< 1/8
0.121 mi.
641 ft.

145 S SPRING ST
LOS ANGELES, CA

Site 1 of 6 in cluster I

UST **U004299907**
N/A

Relative:
Higher

Actual:
292 ft.

LOS ANGELES UST:
Name: Not reported
Address: 145 S SPRING ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

J46
ESE
< 1/8
0.122 mi.
646 ft.

BUDOKAN INC
249 SOUTH LOS ANGELES
LOS ANGELES, CA 90012

Site 1 of 4 in cluster J

RCRA NonGen / NLR **1024744632**
CAC002964394

Relative:
Lower

Actual:
272 ft.

RCRA NonGen / NLR:
Date form received by agency: 2018-06-01 00:00:00
Facility name: BUDOKAN INC
Facility address: 249 SOUTH LOS ANGELES
LOS ANGELES, CA 90012

EPA ID: CAC002964394
Mailing address: 231 E THIRD ST
G106
LOS ANGELES, CA 90013

Contact: ERICH NAKANO
Contact address: 231 E THIRD ST G106
LOS ANGELES, CA 90013

Contact country: Not reported
Contact telephone: 213-473-1673
Contact email: ENAKANO@LTSC.ORG
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: ERICH NAKANO
Owner/operator address: 231 E THIRD ST G106
LOS ANGELES, CA 90013

Owner/operator country: Not reported
Owner/operator telephone: 213-473-1673
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: BUDOKAN INC
Owner/operator address: 231 E THIRD ST G106
LOS ANGELES, CA 90013

Owner/operator country: Not reported
Owner/operator telephone: 213-473-1673
Owner/operator email: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

BUDOKAN INC (Continued)

1024744632

Owner/operator fax: Not reported
 Owner/operator extension: Not reported
 Legal status: Other
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No
 Transporter of hazardous waste: No
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 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

H47
ENE
 < 1/8
 0.123 mi.
 651 ft.

REDMAN HARRY
133 E 2D
LOS ANGELES, CA
 Site 3 of 3 in cluster H

EDR Hist Cleaner **1009187771**
N/A

Relative:
Higher

EDR Hist Cleaner

Actual:
282 ft.

Year: Name:
 1924 REDMAN HARRY

Type:
 CLOTHES CLEANERS PRESSERS AND DYERS

G48
SW
 1/8-1/4
 0.135 mi.
 713 ft.

124 W 4TH ST
LOS ANGELES, CA
 Site 3 of 4 in cluster G

UST **U004299357**
N/A

Relative:
Lower

LOS ANGELES UST:

Actual:
272 ft.

Name: Not reported
 Address: 124 W 4TH ST
 City,State,Zip: LOS ANGELES, CA
 Facility ID: Not reported
 Last Run Date: 01/01/1900
 Status: HISTORICAL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

J49
SE
1/8-1/4
0.139 mi.
732 ft.

**HOLLYWOOD GRAND PRIX
4274 & 4278 3RD ST.
LOS ANGELES, CA 90010**

Site 2 of 4 in cluster J

**LUST S106517224
CERS N/A**

**Relative:
Lower
Actual:
269 ft.**

LUST:

Name: HOLLYWOOD GRAND PRIX
Address: 4274 & 4278 3RD ST.
City,State,Zip: LOS ANGELES, CA 90010
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603739078
Global Id: T0603739078
Latitude: 34.0485237
Longitude: -118.2447449
Status: Completed - Case Closed
Status Date: 06/26/2006
Case Worker: WXT
RB Case Number: 900100098
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board
Local Case Number: 11345
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603739078
Contact Type: Local Agency Caseworker
Contact Name: TBD
Organization Name: LOS ANGELES, CITY OF
Address: 200 N. MAIN ST. RM. 970
City: LOS ANGELES
Email: Not reported
Phone Number: 2134826528

Global Id: T0603739078
Contact Type: Regional Board Caseworker
Contact Name: WEIXING TONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: wtong@waterboards.ca.gov
Phone Number: Not reported

LUST:

Global Id: T0603739078
Action Type: ENFORCEMENT
Date: 10/05/2005
Action: Site Visit / Inspection / Sampling

Global Id: T0603739078
Action Type: ENFORCEMENT
Date: 05/31/2006
Action: Notification - Preclosure

Global Id: T0603739078
Action Type: ENFORCEMENT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD GRAND PRIX (Continued)

S106517224

Date: 06/26/2006
Action: Closure/No Further Action Letter

Global Id: T0603739078
Action Type: RESPONSE
Date: 08/19/2004
Action: Well Installation Report

Global Id: T0603739078
Action Type: Other
Date: 08/30/1968
Action: Leak Stopped

Global Id: T0603739078
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603739078
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603739078
Action Type: REMEDIATION
Date: 08/30/1968
Action: Not reported

Global Id: T0603739078
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603739078
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603739078
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603739078
Action Type: Other
Date: 08/05/2002
Action: Leak Reported

Global Id: T0603739078
Action Type: ENFORCEMENT
Date: 01/08/2003
Action: Staff Letter

Global Id: T0603739078
Action Type: ENFORCEMENT
Date: 03/05/2003
Action: Staff Letter

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD GRAND PRIX (Continued)

S106517224

Global Id: T0603739078
Action Type: ENFORCEMENT
Date: 10/24/2002
Action: Staff Letter

Global Id: T0603739078
Action Type: ENFORCEMENT
Date: 01/26/2003
Action: Technical Correspondence / Assistance / Other

Global Id: T0603739078
Action Type: ENFORCEMENT
Date: 06/17/2003
Action: Staff Letter

Global Id: T0603739078
Action Type: Other
Date: 08/30/1968
Action: Leak Discovery

Global Id: T0603739078
Action Type: RESPONSE
Date: 02/07/2003
Action: Other Report / Document

Global Id: T0603739078
Action Type: ENFORCEMENT
Date: 06/07/2004
Action: Staff Letter

Global Id: T0603739078
Action Type: ENFORCEMENT
Date: 02/25/2004
Action: Staff Letter

Global Id: T0603739078
Action Type: RESPONSE
Date: 05/21/2004
Action: Well Installation Report

Global Id: T0603739078
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603739078
Action Type: RESPONSE
Date: 06/06/2003
Action: Preliminary Site Assessment Workplan

LUST:

Global Id: T0603739078
Status: Open - Case Begin Date
Status Date: 08/05/2002

Global Id: T0603739078
Status: Open - Site Assessment

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

HOLLYWOOD GRAND PRIX (Continued)

S106517224

Status Date: 11/15/2002

Global Id: T0603739078
 Status: Open - Verification Monitoring
 Status Date: 10/29/2004

Global Id: T0603739078
 Status: Completed - Case Closed
 Status Date: 06/26/2006

LUST REG 4:

Region: 4
 Regional Board: 04
 County: Los Angeles
 Facility Id: 900100098
 Status: Preliminary site assessment workplan submitted
 Substance: Gasoline
 Substance Quantity: Not reported
 Local Case No: 11345
 Case Type: Undefined
 Abatement Method Used at the Site: Not reported
 Global ID: T0603739078
 W Global ID: Not reported
 Staff: WXT
 Local Agency: 19050
 Cross Street: OXFORD
 Enforcement Type: DLSEL
 Date Leak Discovered: 8/30/1968
 Date Leak First Reported: 8/5/2002
 Date Leak Record Entered: Not reported
 Date Confirmation Began: Not reported
 Date Leak Stopped: 8/30/1968
 Date Case Last Changed on Database: Not reported
 Date the Case was Closed: Not reported
 How Leak Discovered: OM
 How Leak Stopped: Close Tank
 Cause of Leak: Corrosion
 Leak Source: Tank
 Operator: Not reported
 Water System: Not reported
 Well Name: Not reported
 Approx. Dist To Production Well (ft): Not reported
 Source of Cleanup Funding: Tank
 Preliminary Site Assessment Workplan Submitted: 6/9/2003
 Preliminary Site Assessment Began: Not reported
 Pollution Characterization Began: 11/15/2002
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: Not reported
 Enforcement Action Date: Not reported
 Historical Max MTBE Date: Not reported
 Hist Max MTBE Conc in Groundwater: Not reported
 Hist Max MTBE Conc in Soil: Not reported
 Significant Interim Remedial Action Taken: Not reported
 GW Qualifier: Not reported
 Soil Qualifier: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

HOLLYWOOD GRAND PRIX (Continued)

S106517224

Organization: Not reported
 Owner Contact: Not reported
 Responsible Party: YUN SANG KANG
 RP Address: 570 W. CENTRAL AVE., SUITE A
 Program: LUST
 Lat/Long: 0 / 0
 Local Agency Staff: Not reported
 Beneficial Use: Not reported
 Priority: Not reported
 Cleanup Fund Id: Not reported
 Suspended: Not reported
 Assigned Name: Not reported
 Summary: Not reported

CERS:

Name: HOLLYWOOD GRAND PRIX
 Address: 4274 & 4278 3RD ST.
 City,State,Zip: LOS ANGELES, CA 90010
 Site ID: 232674
 CERS ID: T0603739078
 CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
 Entity Name: TBD - LOS ANGELES, CITY OF
 Entity Title: Not reported
 Affiliation Address: 200 N. MAIN ST. RM. 970
 Affiliation City: LOS ANGELES
 Affiliation State: CA
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: 2134826528

Affiliation Type Desc: Regional Board Caseworker
 Entity Name: WEIXING TONG - LOS ANGELES RWQCB (REGION 4)
 Entity Title: Not reported
 Affiliation Address: Not reported
 Affiliation City: R4 UNKNOWN
 Affiliation State: CA
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: Not reported

K50
NNW
1/8-1/4
0.141 mi.
744 ft.

BROADWAY CIVIC CENTER
205 S BROADWAY # 510
LOS ANGELES, CA 90012

HAZMAT S123550635
N/A

Site 1 of 4 in cluster K

Relative:
Higher
Actual:
299 ft.

LOS ANGELES HM:
 Name: BROADWAY CIVIC CENTER
 Address: 205 S BROADWAY # 510
 City,State,Zip: LOS ANGELES, CA 90012
 Facility ID: FA0031662
 Last Run Date: 06/01/2019
 Status: ACTIVE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

K51
NNW
1/8-1/4
0.141 mi.
744 ft.

205 S BROADWAY
LOS ANGELES, CA 90012

Site 2 of 4 in cluster K

RCRA NonGen / NLR **1025847654**
CAC003027672

Relative:
Higher

RCRA NonGen / NLR:

Actual:
299 ft.

Date form received by agency: 2019-08-05 00:00:00.0
Facility name: Not reported
Facility address: 205 S BROADWAY
LOS ANGELES, CA 90012-3617
EPA ID: CAC003027672
Contact: ABRAHAM FLORENTIN
Contact address: 205 S BROADWAY
LOS ANGELES, CA 90012-3617
Contact country: Not reported
Contact telephone: 213-628-1141
Contact email: CRISTAL.TEECOR@YAHOO.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: ABRAHAM FLORENTIN
Owner/operator address: 205 S BROADWAY
LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 213-628-1141
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: ABRAHAM FLORENTIN
Owner/operator address: 205 S BROADWAY
LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 213-628-1141
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1025847654

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

L52
WSW
1/8-1/4
0.142 mi.
752 ft.

COURTS AND RECORDS FEDERAL C/U
255 W 4TH ST
LOS ANGELES, CA 90017
Site 1 of 4 in cluster L

SWEEPS UST S101587943
CA FID UST N/A

Relative:
Lower
Actual:
276 ft.

SWEEPS UST:
Name: COURTS AND RECORDS FEDERAL C/U
Address: 255 W 4TH ST
City: LOS ANGELES
Status: Not reported
Comp Number: 6068
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: 0

CA FID UST:
Facility ID: 19056168
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 0006248407
Mail To: Not reported
Mailing Address: 255 W 4TH ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900170000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

G53
SW
1/8-1/4
0.144 mi.
762 ft.

CONTINENTAL BUILDING
408 S SPRING ST
LOS ANGELES, CA 90013

Site 4 of 4 in cluster G

RCRA-SQG **1000412832**
FINDS **CAD054738604**
ECHO

Relative:
Lower

RCRA-SQG:

Actual:
273 ft.

Date form received by agency: 1996-09-01 00:00:00.0
Facility name: CONTINENTAL BUILDING
Facility address: 408 S SPRING ST
LOS ANGELES, CA 90013
EPA ID: CAD054738604
Mailing address: S SPRING ST
LOS ANGELES, CA 90013
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: FINE DEVELOPEMENT
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CONTINENTAL BUILDING (Continued)

1000412832

Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002649938

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000412832
Registry ID: 110002649938
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002649938>

M54
SSW
1/8-1/4
0.145 mi.
765 ft.

401 S MAIN ST
LOS ANGELES, CA

Site 1 of 10 in cluster M

Relative:
Lower
Actual:
269 ft.

LOS ANGELES UST:

Name: Not reported
Address: 401 S MAIN ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

UST U004302431
N/A

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

L55
West
1/8-1/4
0.148 mi.
782 ft.

353 S. BROADWAY STREET, STE #300
LOS ANGELES, CA 90012

Site 2 of 4 in cluster L

RCRA NonGen / NLR 1025839781
CAC003019381

Relative:
Lower

RCRA NonGen / NLR:

Actual:
280 ft.

Date form received by agency: 2019-06-12 00:00:00.0
Facility name: Not reported
Facility address: 353 S. BROADWAY STREET, STE #300
LOS ANGELES, CA 90012
EPA ID: CAC003019381
Contact: MARCUS WALTON
Contact address: 353 S. BROADWAY STREET, STE #300
LOS ANGELES, CA 90012
Contact country: Not reported
Contact telephone: 213-213-7000
Contact email: EROBLES@IDRENVIRONMENTAL.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: JASON MARKK
Owner/operator address: 353 S. BROADWAY STREET, STE #300
LOS ANGELES, CA 90012

Owner/operator country: Not reported
Owner/operator telephone: 213-213-7000
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: MARCUS WALTON
Owner/operator address: 353 S. BROADWAY STREET, STE #300
LOS ANGELES, CA 90012

Owner/operator country: Not reported
Owner/operator telephone: 213-213-7000
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: Yes
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1025839781

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

N56
NW
1/8-1/4
0.150 mi.
791 ft.

CURRENT OCCUPANT
240 S HILL ST
LOS ANGELES, CA 90012
Site 1 of 9 in cluster N

SWEEPS UST S101583289
CA FID UST N/A

Relative:
Higher
Actual:
300 ft.

SWEEPS UST:
Name: CURRENT OCCUPANT
Address: 240 S HILL ST
City: LOS ANGELES
Status: Not reported
Comp Number: 5505
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19003277
Regulated By: UTKNI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 240 S HILL ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900120000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

N57
NW
1/8-1/4
0.150 mi.
791 ft.

240 S HILL ST
LOS ANGELES, CA
Site 2 of 9 in cluster N

UST **U004301376**
N/A

Relative:
Higher
Actual:
300 ft.

LOS ANGELES UST:
Name: Not reported
Address: 240 S HILL ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

J58
ESE
1/8-1/4
0.151 mi.
795 ft.

AVALON BAY COMMUNITIES INC
236 S LOS ANGELES ST
LOS ANGELES, CA 90014
Site 3 of 4 in cluster J

HAZNET **S113794467**
HAZMAT **N/A**

Relative:
Lower
Actual:
273 ft.

HAZNET:
Name: AVALONBAY COMMUNITIES, INC.
Address: 236 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 900123705
Year: 2013
GEPaid: CAC002713406
Contact: CHRIS PAYNE
Telephone: 9499556214
Mailing Name: Not reported
Mailing Address: 4440 VON KARMAN AVE STE 300
Mailing City,St,Zip: NEWPORT BEACH, CA 926602081
Gen County: Los Angeles
TSD EPA ID: AZR000501510
TSD County: 99
Tons: 0.6
CA Waste Code: 352-Other organic solids
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

Name: AVALONBAY COMMUNITIES, INC.
Address: 236 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 900123705
Year: 2013
GEPaid: CAC002713406
Contact: CHRIS PAYNE
Telephone: 9499556214
Mailing Name: Not reported
Mailing Address: 4440 VON KARMAN AVE STE 300
Mailing City,St,Zip: NEWPORT BEACH, CA 926602081
Gen County: Los Angeles
TSD EPA ID: AZR000501510
TSD County: 99
Tons: 0.834
CA Waste Code: 223-Unspecified oil-containing waste
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

Name: AVALONBAY COMMUNITIES, INC.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVALON BAY COMMUNITIES INC (Continued)

S113794467

Address: 236 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 900123705
Year: 2013
GEPaid: CAC002713406
Contact: CHRIS PAYNE
Telephone: 9499556214
Mailing Name: Not reported
Mailing Address: 4440 VON KARMAN AVE STE 300
Mailing City,St,Zip: NEWPORT BEACH, CA 926602081
Gen County: Los Angeles
TSD EPA ID: CAD982444481
TSD County: San Bernardino
Tons: 2.085
CA Waste Code: 223-Unspecified oil-containing waste
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

Name: AVALONBAY COMMUNITIES, INC.
Address: 236 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 900123705
Year: 2013
GEPaid: CAC002713406
Contact: CHRIS PAYNE
Telephone: 9499556214
Mailing Name: Not reported
Mailing Address: 4440 VON KARMAN AVE STE 300
Mailing City,St,Zip: NEWPORT BEACH, CA 926602081
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Tons: 1.125
CA Waste Code: 611-Contaminated soil from site clean-up
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

Name: AVALONBAY COMMUNITIES, INC.
Address: 236 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 900123705
Year: 2012
GEPaid: CAC002713406
Contact: CHRIS PAYNE
Telephone: 9499556214
Mailing Name: Not reported
Mailing Address: 4440 VON KARMAN AVE STE 300
Mailing City,St,Zip: NEWPORT BEACH, CA 926602081
Gen County: Los Angeles
TSD EPA ID: CAD982444481
TSD County: San Bernardino
Tons: 2.085
CA Waste Code: 223-Unspecified oil-containing waste
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVALON BAY COMMUNITIES INC (Continued)

S113794467

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

LOS ANGELES HM:

Name: AVALON BAY COMMUNITIES INC
Address: 236 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 90014
Facility ID: FA0038504
Last Run Date: 06/01/2019
Status: INACTIVE

J59
ESE
1/8-1/4
0.151 mi.
795 ft.

AVALON BAY COMMUNITIES INC
236 S LOS ANGELES ST
LOS ANGELES, CA 90014

UST U004307994
N/A

Site 4 of 4 in cluster J

Relative:
Lower
Actual:
273 ft.

LOS ANGELES UST:

Name: AVALON BAY COMMUNITIES INC
Address: 236 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 90014
Facility ID: FA0038504
Last Run Date: 06/03/2019
Status: INACTIVE

I60
NNE
1/8-1/4
0.154 mi.
813 ft.

TIMES MIRROR CORPORATION
145 SPRING ST S
LOS ANGELES, CA 90012

LUST S102439123
HIST CORTESE N/A
CERS

Site 2 of 6 in cluster I

Relative:
Higher
Actual:
293 ft.

LUST:

Name: TIMES MIRROR CORPORATION
Address: 145 SPRING ST S
City,State,Zip: LOS ANGELES, CA 90012
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700505
Global Id: T0603700505
Latitude: 34.052404
Longitude: -118.2452001
Status: Completed - Case Closed
Status Date: 03/30/1989
Case Worker: YR
RB Case Number: 900120061
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603700505
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TIMES MIRROR CORPORATION (Continued)

S102439123

Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700505
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700505
Action Type: Other
Date: 04/27/1988
Action: Leak Reported

LUST:
Global Id: T0603700505
Status: Open - Case Begin Date
Status Date: 04/27/1988

Global Id: T0603700505
Status: Open - Site Assessment
Status Date: 02/17/1989

Global Id: T0603700505
Status: Completed - Case Closed
Status Date: 03/30/1989

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900120061
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: No Action Required
Global ID: T0603700505
W Global ID: W0605100582
Staff: UNK
Local Agency: 19050
Cross Street: 1ST ST
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 4/27/1988
Date Leak Record Entered: 6/3/1988
Date Confirmation Began: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TIMES MIRROR CORPORATION (Continued)

S102439123

Date Leak Stopped: Not reported
Date Case Last Changed on Database: 3/30/1989
Date the Case was Closed: 3/30/1989
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: MALCOR, JOSEPH V.
Water System: YMCA CAMP OF LOS ANGELES 2
Well Name: Not reported
Approx. Dist To Production Well (ft): 2365.9537613317074026355595998
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 2/17/1989
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: TIMES MIRROR CORPORATION
RP Address: 145 S SPRING ST, LOS ANGELES, CA 90012
Program: LUST
Lat/Long: 34.052404 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 2600582-001GEN
Summary: LA CITY FIRE DEPARTMENT REQUESTED LARWQCB TO CONDUCT A LEAK DETECTION PROGRAM. IT IS UNKNOWN AT THIS TIME WHETHER A LEAK HAS OCCURED.

HIST CORTESE:

edr_fname: TIMES MIRROR CORPORATION
edr_fadd1: 145 SPRING
City,State,Zip: LOS ANGELES, CA 90021
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900120061

CERS:

Name: TIMES MIRROR CORPORATION
Address: 145 SPRING ST S
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 208681
CERS ID: T0603700505
CERS Description: Leaking Underground Storage Tank Cleanup Site

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TIMES MIRROR CORPORATION (Continued)

S102439123

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

**O61
SE
1/8-1/4
0.154 mi.
814 ft.**

**304 S LOS ANGELES ST
LOS ANGELES, CA
Site 1 of 4 in cluster O**

**UST U004301848
N/A**

**Relative:
Lower
Actual:
267 ft.**

LOS ANGELES UST:
Name: Not reported
Address: 304 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

**O62
SSE
1/8-1/4
0.156 mi.
822 ft.**

**308 S LOS ANGELES ST
LOS ANGELES, CA
Site 2 of 4 in cluster O**

**UST U004301884
N/A**

**Relative:
Lower
Actual:
267 ft.**

LOS ANGELES UST:
Name: Not reported
Address: 308 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

M63 **OLD BANK DISTRICT**
SSW **411 S. MAIN STREET**
1/8-1/4 **LOS ANGELES, CA 90013**
0.158 mi.
835 ft. **Site 2 of 10 in cluster M**

SWEEPS UST **S106931153**
HAZNET **N/A**

Relative: SWEEPS UST:
Lower Name: RAPID TRANSIT DIST
 Address: 411 S MAIN ST
Actual: City: LOS ANGELES
269 ft. Status: Active
 Comp Number: 8329
 Number: 1
 Board Of Equalization: Not reported
 Referral Date: 09-24-93
 Action Date: 09-24-93
 Created Date: 09-24-93
 Owner Tank Id: Not reported
 SWRCB Tank Id: Not reported
 Tank Status: Not reported
 Capacity: Not reported
 Active Date: Not reported
 Tank Use: Not reported
 STG: Not reported
 Content: Not reported
 Number Of Tanks: Not reported

HAZNET:
Name: OLD BANK DISTRICT
Address: 411 S. MAIN STREET
City,State,Zip: LOS ANGELES, CA 90013
Year: 2016
GEPaid: CAC002883881
Contact: OLD BANK DISTRICT
Telephone: 2132534715
Mailing Name: Not reported
Mailing Address: 411 S. MAIN STREET
Mailing City,St,Zip: LOS ANGELES, CA 90013
Gen County: Los Angeles
TSD EPA ID: AZC950823111
TSD County: 99
Tons: 12.88
CA Waste Code: 151-Asbestos containing waste
Method: H132-Landfill Or Surface Impoundment That Will Be Closed As Landfill(
 To Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

K64 **WEBSTER CAREER COLLEGE**
NNW **222 S HILL ST**
1/8-1/4 **LOS ANGELES, CA 90012**
0.160 mi.
844 ft. **Site 3 of 4 in cluster K**

SWEEPS UST **S101584463**
CA FID UST **N/A**
HAZMAT

Relative: SWEEPS UST:
Higher Name: WEBSTER CAREER COLLEGE
Actual: Address: 222 S HILL ST
308 ft. City: LOS ANGELES
 Status: Not reported
 Comp Number: 4386

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WEBSTER CAREER COLLEGE (Continued)

S101584463

Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:

Facility ID: 19011640
Regulated By: UTKNI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136878534
Mail To: Not reported
Mailing Address: 222 S HILL ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900120000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

LOS ANGELES HM:

Name: CHARTERWAY INVESTMENT CO
Address: 222 S HILL ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0006583
Last Run Date: 06/01/2019
Status: INACTIVE

N65 VERIZON BUSINESS: LSDQCA
WNW 308 S HILL ST
1/8-1/4 LOS ANGELES, CA 90013
0.160 mi.
847 ft. Site 3 of 9 in cluster N

HAZMAT S123552464
N/A

Relative: LOS ANGELES HM:
Higher Name: VERIZON BUSINESS: LSDQCA
Actual: Address: 308 S HILL ST
298 ft. City,State,Zip: LOS ANGELES, CA 90013
Facility ID: FA0038322
Last Run Date: 06/01/2019
Status: ACTIVE

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

N66
WNW
1/8-1/4
0.162 mi.
853 ft.

304 S HILL ST
LOS ANGELES, CA
Site 4 of 9 in cluster N

UST U004301847
N/A

Relative:
Higher
Actual:
298 ft.

LOS ANGELES UST:
 Name: Not reported
 Address: 304 S HILL ST
 City,State,Zip: LOS ANGELES, CA
 Facility ID: Not reported
 Last Run Date: 01/01/1900
 Status: HISTORICAL

O67
SSE
1/8-1/4
0.163 mi.
859 ft.

RUBINFELD SHOWCASE CO
322 S LOS ANGELES ST
LOS ANGELES, CA 90013
Site 3 of 4 in cluster O

EMI S106838562
HAZMAT N/A

Relative:
Lower
Actual:
266 ft.

EMI:
 Name: RUBINFELD SHOWCASE CO
 Address: 322 S LOS ANGELES ST
 City,State,Zip: LOS ANGELES, CA 90013
 Year: 1987
 County Code: 19
 Air Basin: SC
 Facility ID: 3231
 Air District Name: SC
 SIC Code: 2521
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 0
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Name: RUBINFELD SHOWCASE CO
 Address: 322 S LOS ANGELES ST
 City,State,Zip: LOS ANGELES, CA 90013
 Year: 1990
 County Code: 19
 Air Basin: SC
 Facility ID: 3231
 Air District Name: SC
 SIC Code: 2541
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 0
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RUBINFELD SHOWCASE CO (Continued)

S106838562

LOS ANGELES HM:

Name: RUBINFELD SHOW CASE CO
Address: 322 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 90013
Facility ID: FA0015058
Last Run Date: 06/01/2019
Status: INACTIVE

O68
SSE
1/8-1/4
0.163 mi.
859 ft.

BREITLING PROPERTY #1
322 LOS ANGELES
, CA 90013
Site 4 of 4 in cluster O

HIST CORTESE S105022418
N/A

Relative:
Lower
Actual:
266 ft.

HIST CORTESE:
edr_fname: Breitling Property #1
edr_fadd1: 322 LOS ANGELES
City,State,Zip: CA 90013
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 3231

P69
SW
1/8-1/4
0.165 mi.
873 ft.

417 S SPRING ST
LOS ANGELES, CA
Site 1 of 13 in cluster P

UST U004302545
N/A

Relative:
Lower
Actual:
272 ft.

LOS ANGELES UST:
Name: Not reported
Address: 417 S SPRING ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

L70
WSW
1/8-1/4
0.165 mi.
873 ft.

JT WIMSATT CONTRACTING
400 S. BROADWAY
LOS ANGELES, CA 90013
Site 3 of 4 in cluster L

RCRA NonGen / NLR 1024782416
CAC003002394

Relative:
Lower
Actual:
275 ft.

RCRA NonGen / NLR:
Date form received by agency: 2019-02-22 00:00:00.0
Facility name: JT WIMSATT CONTRACTING
Facility address: 400 S. BROADWAY
LOS ANGELES, CA 90013
EPA ID: CAC003002394
Contact: RYAN RUSSEL
Contact address: 400 S. BROADWAY
LOS ANGELES, CA 90013
Contact country: Not reported
Contact telephone: 661-714-1298

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JT WIMSATT CONTRACTING (Continued)

1024782416

Contact email: OPERATIONS@HECHAYWARD.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: RYAN RUSSEL
Owner/operator address: 400 S. BROADWAY
LOS ANGELES, CA 90013

Owner/operator country: Not reported
Owner/operator telephone: 661-714-1298
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: RYAN RUSSEL
Owner/operator address: 400 S. BROADWAY
LOS ANGELES, CA 90013

Owner/operator country: Not reported
Owner/operator telephone: 661-714-1298
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

L71
WSW
1/8-1/4
0.165 mi.
873 ft.

BROADWAY ELITE, LLC.
400 S. BROADWAY
LOS ANGELES, CA 90014

RCRA NonGen / NLR **1024761037**
CAC002980894

Site 4 of 4 in cluster L

Relative:
Lower
Actual:
275 ft.

RCRA NonGen / NLR:
Date form received by agency: 2018-09-18 00:00:00.0
Facility name: BROADWAY ELITE, LLC.
Facility address: 400 S. BROADWAY
LOS ANGELES, CA 90014
EPA ID: CAC002980894
Mailing address: 300 SOUTH GRAND AVE, SUITE 3950
LOS ANGELES, CA 90071
Contact: RICHARD MOODY
Contact address: 300 SOUTH GRAND AVE, SUITE 3950
LOS ANGELES, CA 90071
Contact country: Not reported
Contact telephone: 213-568-6671
Contact email: RICH.MOODY@SCGAMERICA.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: BROADWAY ELITE, LLC.
Owner/operator address: 300 SOUTH GRAND AVE, SUITE 3950
LOS ANGELES, CA 90071
Owner/operator country: Not reported
Owner/operator telephone: 213-568-6671
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: RICHARD MOODY
Owner/operator address: 300 SOUTH GRAND AVE, SUITE 3950
LOS ANGELES, CA 90071
Owner/operator country: Not reported
Owner/operator telephone: 213-568-6671
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BROADWAY ELITE, LLC. (Continued)

1024761037

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

172
NNE
1/8-1/4
0.166 mi.
878 ft.

THE TIMES MIRROR COMPANY
202 W 1ST ST
LOS ANGELES, CA 90012

Site 3 of 6 in cluster I

CERS HAZ WASTE
CERS TANKS
CA FID UST
HAZMAT
CERS

S101587543
N/A

Relative:
Higher
Actual:
295 ft.

CERS HAZ WASTE:
Name: ONNI TIMES SQUARE LP
Address: 202 W 1ST ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 396738
CERS ID: 10152019
CERS Description: Hazardous Waste Generator

CERS TANKS:
Name: ONNI TIMES SQUARE LP
Address: 202 W 1ST ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 396738
CERS ID: 10152019
CERS Description: Aboveground Petroleum Storage

CA FID UST:
Facility ID: 19055742
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 202 W 1ST ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900120000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

LOS ANGELES HM:
Name: ONNI -LOS ANGELES TIMES BLDG
Address: 202 W 1ST ST
City,State,Zip: LOS ANGELES, CA 90012

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE TIMES MIRROR COMPANY (Continued)

S101587543

Facility ID: FA0003947
Last Run Date: 06/01/2019
Status: ACTIVE

Name: ONNI -LOS ANGELES TIMES BLDG
Address: 202 W 1ST ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0003947
Last Run Date: 06/01/2019
Status: ACTIVE

Name: ONNI -LOS ANGELES TIMES BLDG
Address: 202 W 1ST ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0003947
Last Run Date: 06/01/2019
Status: ACTIVE

Name: ONNI -LOS ANGELES TIMES BLDG
Address: 202 W 1ST ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0003947
Last Run Date: 06/01/2019
Status: ACTIVE

Name: ONNI -LOS ANGELES TIMES BLDG
Address: 202 W 1ST ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0003947
Last Run Date: 06/01/2019
Status: INACTIVE

Name: ONNI -LOS ANGELES TIMES BLDG
Address: 202 W 1ST ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0003947
Last Run Date: 06/01/2019
Status: INACTIVE

CERS:
Name: ONNI TIMES SQUARE LP
Address: 202 W 1ST ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 396738
CERS ID: 10152019
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 396738
Site Name: Onni Times Square LP
Violation Date: 09-18-2015
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description: Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.
Violation Notes: Returned to compliance on 09/26/2016. OBSERVATION: Wastewater with

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE TIMES MIRROR COMPANY (Continued)

S101587543

hazardous waste label in a 55 gal drum, including drums generated but not labeled from the same waste generating source found stored >180 days. Facilities who generate less than 1000 kg of hazardous waste per month and do not exceed 6000 kg of waste stored on site at any time may store waste on site up to 180 days. CORRECTIVE ACTION: Immediately contact a licensed hazardous waste hauler to dispose of this waste under manifest and submit a copy of the manifest to the CUPA within 30 days from the date of the inspection.

Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 396738
Site Name: Onni Times Square LP
Violation Date: 09-18-2015
Citation: 40 CFR 1 265.35 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.35

Violation Description: Failure to maintain aisle space to allow the unobstructed movement of personnel, fire protection, spill control equipment, and decontamination equipment to any area of facility operation in an emergency, unless it can be demonstrated to the Department that aisle space is not needed for any of these purposes.

Violation Notes: Returned to compliance on 09/26/2016. OBSERVATION: Generator failed to maintain aisle space to allow the unobstructed movement of personnel, fire protection, spill control equipment, and decontamination equipment to all areas of facility operation in an emergency and/or failed to demonstrate to the CUPA that aisle space is not needed for any of these purposes. 55 gal drums located inside the hazardous waste storage area not staged properly for inspection. CORRECTIVE ACTION: Owner/Operator shall immediately maintain aisle space to allow the unobstructed movement of personnel, fire protection, spill control equipment, and decontamination equipment to any area of facility operation in an emergency or demonstrate to the CUPA that aisle space is not needed for any of these purposes.

Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 396738
Site Name: Onni Times Square LP
Violation Date: 11-16-2016
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2

Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violation Notes: Returned to compliance on 03/12/2018.

Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 396738
Site Name: Onni Times Square LP
Violation Date: 09-18-2015
Citation: 40 CFR 1 265.172 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.172

Violation Description: Failure to accumulate or store hazardous waste in a lined/compatible

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE TIMES MIRROR COMPANY (Continued)

S101587543

Violation Notes: container.
Returned to compliance on 09/26/2016. OBSERVATION: Alkaline batteries stored inside a steel 55 gal drum, located at the hazardous waste storage area. No determination was made as to the compatibility of this container with the waste inside. The generator shall use a container made of or lined with materials which will not react with, and are otherwise compatible with, the hazardous waste to be transferred or stored, so that the ability of the container to contain the waste is not impaired. CORRECTIVE ACTION: Immediately transfer the battery waste to another container or manage in another way in accordance with Title 22 regulations. Properly segregate batteries and store inside compatible containers.

Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 396738
Site Name: Onni Times Square LP
Violation Date: 09-18-2015
Citation: 22 CCR 23 66273.35 - California Code of Regulations, Title 22, Chapter 23, Section(s) 66273.35

Violation Description: Failure of the universal waste handler to properly process accumulated universal waste within a maximum accumulation time of one year and /or demonstrate the length of time that the universal waste has been accumulated from the date it became a waste or was received. The universal waste handler may make this demonstration by: 1) Placing the universal waste in a container and marking or labeling the container with the earliest date that any universal waste in the container became a waste or was received; 2) Marking or labeling the individual item of universal waste (e.g., each battery or thermostat) with the date it became a waste or was received; 3) Maintaining an inventory system onsite that identifies the date the universal waste being accumulated became a waste or was received; 4) Maintaining an inventory system onsite that identifies the earliest date that any universal waste in a group of items of universal waste or a group of containers of universal waste became a waste or was received; 5) Placing the universal waste in a specific accumulation area and marking or labeling the area to identify the earliest date that any universal waste in the area became a waste or was received; or 6) Any other method which clearly demonstrates the length of time that the universal waste has been accumulated from the date it became a waste or was received.

Violation Notes: Returned to compliance on 09/26/2016. OBSERVATION: Universal Waste Handler failed to properly process accumulated universal waste within a maximum accumulation time of one year and /or demonstrate, by one of the required methods, the length of time that the universal waste has been accumulated from the date it became a waste or was received: 1) Placing the universal waste in a container and marking or labeling the container with the earliest date that any universal waste in the container became a waste or was received; 2) Marking or labeling the individual item of universal waste (e.g., each battery or thermostat) with the date it became a waste or was received; 3) Maintaining an inventory system onsite that identifies the date the universal waste being accumulated became a waste or was received; 4) Maintaining an inventory system onsite that identifies the earliest date that any universal waste in a group of items of universal waste or a group of containers of universal waste became a waste or was Placing the

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE TIMES MIRROR COMPANY (Continued)

S101587543

[Truncated]
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 396738
Site Name: Onni Times Square LP
Violation Date: 09-18-2015
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 09/26/2016. OBSERVATION: 12x55 gal drums with oily wastewater not labeled. All hazardous waste containers shall be marked with the following information: 1) the words G Hazardous WasteG ; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information. Label hazardous waste with hazardous waste labels and include the accumulation start date.

Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 396738
Site Name: Onni Times Square LP
Violation Date: 11-16-2016
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name. A substantial change in the handler's operations that requires modification to any portion of the business plan.
Violation Notes: Returned to compliance on 03/12/2018.

Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 396738
Site Name: Onni Times Square LP
Violation Date: 11-16-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 03/12/2018.

Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE TIMES MIRROR COMPANY (Continued)

S101587543

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-18-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Manny Castillo
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-15-2006
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspector Name: LQG INSPECTION
Eval Division: Los Angeles City Fire Department
Eval Program: HWLQG
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-27-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Consent given by Jun Dayrit, Facility Engr.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-12-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspection conducted with Russ Compton, Engineering Operations Manager. Provided a copy of the inspection report to Mr. Compton as well as Nalimna Rasu, Environmental Consultant.
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-26-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-23-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE TIMES MIRROR COMPANY (Continued)

S101587543

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-16-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspection Report Consent to enter, inspect and take photographs was given by: Randy Dent Documents uploaded to CERS were reviewed and field verified. The following is a list items that need to be corrected: 1. Obtain valid CUPA 2. Update site map to include streets, addresses, exact location of chemicals 3. Update Business Info in CERS to reflect change of ownership NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires business that store, uses or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA. To receive a Consolidated Permit you must satisfy the following requirement: **** Annual submission of a hazardous materials business plan to CERS by March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. For new CERS users, please follow the [Truncated]
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-12-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspection conducted with Russel Compton, Director of Engineering. Provided a copy of inspection report.
Eval Division: Los Angeles City Fire Department
Eval Program: APSA
Eval Source: CERS

Coordinates:
Site ID: 396738
Facility Name: Onni Times Square LP
Env Int Type Code: APSA
Program ID: 10152019
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.053180
Longitude: -118.244930

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Russ Compton
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE TIMES MIRROR COMPANY (Continued)

S101587543

Entity Title: Not reported
Affiliation Address: 145 S. Spring St Suite 110
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: Onni Times Square LP
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 406-3602

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Identification Signer
Entity Name: Kimberly Thornton
Entity Title: General Manager
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: Onni Group
Entity Title: Not reported
Affiliation Address: 315 W. 9th St. Suite 801
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90015
Affiliation Phone: (213) 814-0265

Affiliation Type Desc: Parent Corporation
Entity Name: Onni Times Square LP
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE TIMES MIRROR COMPANY (Continued)

S101587543

Affiliation Type Desc: Property Owner
Entity Name: Onni Group
Entity Title: Not reported
Affiliation Address: 315 W. 9th St. Suite 801
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90015
Affiliation Phone: (213) 814-0265

Affiliation Type Desc: Environmental Contact
Entity Name: Russ Compton
Entity Title: Not reported
Affiliation Address: 145 S. Spring St. Suite 110
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Name: TIMES MIRROR CO
Address: 202 WEST 1ST STREET
City,State,Zip: LOS ANGELES, CA 90012-4105
Site ID: 499202
CERS ID: 110010475681
CERS Description: US EPA Air Emission Inventory System (EIS)

Affiliation:

Affiliation Type Desc: Environmental Contact
Entity Name: Mary Ellen Vojtek
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

I73
NNE
1/8-1/4
0.166 mi.
878 ft.

LOS ANGELES TIMES - LOS ANGELES
202 W. 1ST ST.
LOS ANGELES, CA 90012

RCRA-SQG 1000102051
CAD980896229

Site 4 of 6 in cluster I

Relative:
Higher
Actual:
295 ft.

RCRA-SQG:
Date form received by agency: 2002-03-26 00:00:00.0
Facility name: LOS ANGELES TIMES - LOS ANGELES
Facility address: 202 W. 1ST ST.
LOS ANGELES, CA 90012
EPA ID: CAD980896229
Contact: MARY ELLEN VOJTEK
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: 213-237-5014
Contact email: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOS ANGELES TIMES - LOS ANGELES (Continued)

1000102051

EPA Region: 09
Land type: Facility is not located on Indian land. Additional information is not known.
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

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 2002-03-26 00:00:00.0
Site name: LOS ANGELES TIMES - LOS ANGELES
Classification: Large Quantity Generator

Date form received by agency: 2000-10-12 00:00:00.0
Site name: L A TIMES TIMES MIRROR SQUARE FACILITY
Classification: Large Quantity Generator

Date form received by agency: 2000-08-15 00:00:00.0
Site name: LOS ANGELES TIMES COMMUNICATIONS L L C
Classification: Large Quantity Generator

Date form received by agency: 1999-03-04 00:00:00.0
Site name: LOS ANGELES TIMES
Classification: Large Quantity Generator

Date form received by agency: 1996-09-01 00:00:00.0
Site name: LOS ANGELES TIMES COMMUNICATIONS L L C
Classification: Small Quantity Generator

Date form received by agency: 1991-04-03 00:00:00.0
Site name: LOS ANGELES TIMES
Classification: Large Quantity Generator

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOS ANGELES TIMES - LOS ANGELES (Continued)

1000102051

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D006
- . Waste name: CADMIUM

- . 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: D039
- . Waste name: TETRACHLOROETHYLENE

Violation Status: No violations found

I74
NNE
1/8-1/4
0.166 mi.
878 ft.

ONNI -LOS ANGELES TIMES BLDG
202 W 1ST ST
LOS ANGELES, CA 90012
Site 5 of 6 in cluster I

AST A100421937
N/A

Relative:
Higher
Actual:
295 ft.

AST:
Name: LOS ANGELES TIMES COMMUNICATIONS LLC
Address: 202 W 1ST ST
City/Zip: LOS ANGELES,90012
Certified Unified Program Agencies: Not reported
Owner: CA Los Angeles Times Square LLC
Total Gallons: Not reported
CERSID: 10152019
Facility ID: FA0003947
Business Name: CA Los Angeles Times Square LLC
Phone: (213) 406-3601
Fax: 213-406-3605
Mailing Address: 145 S. Spring Street, Suite 110
Mailing Address City: Los Angeles
Mailing Address State: CA
Mailing Address Zip Code: 90012
Operator Name: CA Los Angeles Times Square LLC
Operator Phone: (213) 406-3601
Owner Phone: (213) 406-3601
Owner Mail Address: 145 S. Spring Street, Suite 110
Owner State: CA
Owner Zip Code: 90012
Owner Country: United States
Property Owner Name: Not reported
Property Owner Phone: Not reported
Property Owner Mailing Address: Not reported
Property Owner City: Not reported
Property Owner Stat : Not reported
Property Owner Zip Code: Not reported
Property Owner Country: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ONNI -LOS ANGELES TIMES BLDG (Continued)

A100421937

EPAID: CAD980896229

LOS ANGELES AST:

Facility ID: FA0003947
Name: ONNI -LOS ANGELES TIMES BLDG
Address: 202 W 1ST ST
City,State,Zip: LOS ANGELES, CA 90012
Last Run Date: 06/01/2019
Status: ACTIVE

**I75
NNE
1/8-1/4
0.166 mi.
878 ft.**

**ONNI -LOS ANGELES TIMES BLDG
202 W 1ST ST
LOS ANGELES, CA 90012**

**UST U004305775
N/A**

Site 6 of 6 in cluster I

**Relative:
Higher
Actual:
295 ft.**

LOS ANGELES UST:
Name: ONNI -LOS ANGELES TIMES BLDG
Address: 202 W 1ST ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0003947
Last Run Date: 06/03/2019
Status: INACTIVE

**Q76
East
1/8-1/4
0.167 mi.
883 ft.**

**200 S LOS ANGELES ST
LOS ANGELES, CA**

**UST U004300907
N/A**

Site 1 of 10 in cluster Q

**Relative:
Lower
Actual:
277 ft.**

LOS ANGELES UST:
Name: Not reported
Address: 200 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

**P77
SW
1/8-1/4
0.168 mi.
886 ft.**

**419 S SPRING ST
LOS ANGELES, CA**

**UST U004302556
N/A**

Site 2 of 13 in cluster P

**Relative:
Lower
Actual:
272 ft.**

LOS ANGELES UST:
Name: Not reported
Address: 419 S SPRING ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

P78
SW
1/8-1/4
0.168 mi.
886 ft.

419 S. SPRING ST
LOS ANGELES, CA 90013

RCRA NonGen / NLR **1025871102**
CAL000444212

Site 3 of 13 in cluster P

Relative:
Lower

RCRA NonGen / NLR:

Actual:
272 ft.

Date form received by agency: 2019-03-11 00:00:00
Facility name: Not reported
Facility address: 419 S. SPRING ST
LOS ANGELES, CA 90013
EPA ID: CAL000444212
Mailing address: 11054 VENTURA BLVD #346
STUDIO CITY, CA 91604
Contact: MARTIN KEARNEY
Contact address: 2601 OCEAN PARK BLVD. #300
SANTA MONICA, CA 90405
Contact country: Not reported
Contact telephone: 310-450-9010
Contact email: MKEARNEY@S-AND-K.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: PNK 1 GROUP INVESTMENTS, LLC
Owner/operator address: 419 S. SPRING ST
LOS ANGELES, CA 90013
Owner/operator country: Not reported
Owner/operator telephone: 323-708-8803
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: MARTIN KEARNEY
Owner/operator address: 2601 OCEAN PARK BLVD. #300
SANTA MONICA, CA 90405
Owner/operator country: Not reported
Owner/operator telephone: 310-450-9010
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: Yes
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: Yes
Underground injection activity: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1025871102

On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used 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

P79
SW
1/8-1/4
0.168 mi.
886 ft.

PNK 1 GROUP INVESTMENTS, LLC
419 SOUTH SPRING STREET
LOS ANGELES, CA 90068

RCRA NonGen / NLR

1024770830
CAC002990736

Site 4 of 13 in cluster P

Relative:
Lower

RCRA NonGen / NLR:

Actual:
272 ft.

Date form received by agency: 2018-11-27 00:00:00.0
Facility name: PNK 1 GROUP INVESTMENTS, LLC
Facility address: 419 SOUTH SPRING STREET
LOS ANGELES, CA 90068
EPA ID: CAC002990736
Mailing address: 11054 VENTURA BLVD, #346
STUDIO CITY, CA 91604
Contact: STEGEMAN & KASTNER, INC.
Contact address: 2601 OCEAN PARK BLVD, #300
SANTA MONICA, CA 90405-5274
Contact country: Not reported
Contact telephone: 310-450-9010
Contact email: MKEARNEY@S-AND-K.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: PNK 1 GROUP INVESTMENTS, LLC
Owner/operator address: 11054 VENTURA BLVD, #346
STUDIO CITY, CA 91604
Owner/operator country: Not reported
Owner/operator telephone: 323-708-8803
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: STEGEMAN & KASTNER, INC.
Owner/operator address: 2601 OCEAN PARK BLVD, #300
SANTA MONICA, CA 90405
Owner/operator country: Not reported
Owner/operator telephone: 310-450-9010
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PNK 1 GROUP INVESTMENTS, LLC (Continued)

1024770830

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

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

P80
SW
1/8-1/4
0.168 mi.
886 ft.

KJELL H QVALE/RAGNAR C QVALE
419 S SPRING ST
LOS ANGELES, CA 90013
Site 5 of 13 in cluster P

SWEEPS UST S101584653
CA FID UST N/A

Relative:
Lower
Actual:
272 ft.

SWEEPS UST:
Name: KJELL H QVALE/RAGNAR C QVALE
Address: 419 S SPRING ST
City: LOS ANGELES
Status: Active
Comp Number: 4294
Number: 3
Board Of Equalization: Not reported
Referral Date: 09-21-93
Action Date: 04-26-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19013908
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KJELL H QVALE/RAGNAR C QVALE (Continued)

S101584653

Mail To: Not reported
Mailing Address: 419 S SPRING ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900130000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

**M81
SSW
1/8-1/4
0.170 mi.
896 ft.**

**GILMORE ASSOCITAES
415 S MAIN ST
LOS ANGELES, CA 90013**

**UST U004307859
N/A**

Site 3 of 10 in cluster M

**Relative:
Lower**

LOS ANGELES UST:

**Actual:
268 ft.**

Name: GILMORE ASSOCITAES
Address: 415 S MAIN ST
City,State,Zip: LOS ANGELES, CA 90013
Facility ID: FA0036310
Last Run Date: 06/03/2019
Status: INACTIVE

**M82
SSW
1/8-1/4
0.170 mi.
896 ft.**

**SOUTHERN CALIFORNIA RTD
415 S MAIN ST
LOS ANGELES, CA 90013**

**SWEEPS UST S101587507
CA FID UST N/A
HAZMAT**

Site 4 of 10 in cluster M

**Relative:
Lower**

SWEEPS UST:

**Actual:
268 ft.**

Name: SOUTHERN CALIFORNIA RTD
Address: 415 S MAIN ST
City: LOS ANGELES
Status: Not reported
Comp Number: 4168
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:

Facility ID: 19055705
Regulated By: UTNKA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIFORNIA RTD (Continued)

S101587507

Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2132372033
Mail To: Not reported
Mailing Address: 415 S MAIN ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900130000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

LOS ANGELES HM:

Name: GILMORE ASSOCIATES
Address: 415 S MAIN ST
City,State,Zip: LOS ANGELES, CA 90013
Facility ID: FA0036310
Last Run Date: 06/01/2019
Status: INACTIVE

**R83
NNE
1/8-1/4
0.170 mi.
900 ft.**

**135 S SPRING ST
LOS ANGELES, CA
Site 1 of 7 in cluster R**

**UST U004299659
N/A**

**Relative:
Higher
Actual:
294 ft.**

LOS ANGELES UST:
Name: Not reported
Address: 135 S SPRING ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

**N84
NNW
1/8-1/4
0.171 mi.
902 ft.**

**TIMES MIRROR
240 HILL ST S
LOS ANGELES, CA 90012
Site 5 of 9 in cluster N**

**LUST S101297033
HIST CORTESE N/A
CERS**

**Relative:
Higher
Actual:
318 ft.**

LUST:
Name: TIMES MIRROR
Address: 240 HILL ST S
City,State,Zip: LOS ANGELES, CA 90012
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700509
Global Id: T0603700509
Latitude: 34.051813
Longitude: -118.248431
Status: Completed - Case Closed
Status Date: 08/19/1997

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TIMES MIRROR (Continued)

S101297033

Case Worker: AS
RB Case Number: 900120107
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Site History: Not reported

LUST:

Global Id: T0603700509
Contact Type: Regional Board Caseworker
Contact Name: ADNAN SIDDIQUI
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: asiddiqui@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603700509
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

LUST:

Global Id: T0603700509
Action Type: Other
Date: 12/10/1991
Action: Leak Reported

LUST:

Global Id: T0603700509
Status: Open - Case Begin Date
Status Date: 12/10/1991

Global Id: T0603700509
Status: Open - Site Assessment
Status Date: 12/10/1991

Global Id: T0603700509
Status: Open - Site Assessment
Status Date: 09/25/1996

Global Id: T0603700509
Status: Completed - Case Closed
Status Date: 08/19/1997

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TIMES MIRROR (Continued)

S101297033

Facility Id: 900120107
Status: Case Closed
Substance: Hydrocarbons
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Remove Free Product
Global ID: T0603700509
W Global ID: W0605100582
Staff: AS
Local Agency: 19050
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 12/10/1991
Date Leak Record Entered: 12/11/1991
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 9/29/1997
Date the Case was Closed: 8/19/1997
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: YMCA CAMP OF LOS ANGELES 2
Well Name: Not reported
Approx. Dist To Production Well (ft): 1952.6467401634376073083642517
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 12/10/1991
Pollution Characterization Began: 9/25/1996
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: 10
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: TIME MIRROR
RP Address: TIMES MIRROR SQUARE, LOS ANGELES CA 90053
Program: LUST
Lat/Long: 34.052298 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 2600582-001GEN
Summary: 03/03/97 - GW MONITORING OF WELLS 02/18/97,
F.P. SHEEN IN MW-1 FREE PRODUCT
REMEDIATED 9/24/97 - WELL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TIMES MIRROR (Continued)

S101297033

ABANDONMENT

HIST CORTESE:

edr_fname: TIMES MIRROR
edr_fadd1: 240 HILL
City,State,Zip: LOS ANGELES, CA 90012
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900120107

CERS:

Name: TIMES MIRROR
Address: 240 HILL ST S
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 255979
CERS ID: T0603700509
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: ADNAN SIDDIQUI - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

K85 CURRENT OCCUPANT
NNW 208 S HILL ST
1/8-1/4 LOS ANGELES, CA 90012
0.171 mi.
905 ft. Site 4 of 4 in cluster K

SWEEPS UST S101587844
CA FID UST N/A

Relative: SWEEPS UST:
Higher Name: CURRENT OCCUPANT
Address: 208 S HILL ST
City: LOS ANGELES
Status: Not reported
Comp Number: 5504
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported

Actual:
308 ft.

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CURRENT OCCUPANT (Continued)

S101587844

Created Date: Not reported
 Owner Tank Id: Not reported
 SWRCB Tank Id: Not reported
 Tank Status: Not reported
 Capacity: Not reported
 Active Date: Not reported
 Tank Use: Not reported
 STG: Not reported
 Content: Not reported
 Number Of Tanks: Not reported

CA FID UST:

Facility ID: 19056058
 Regulated By: UTNKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2130000000
 Mail To: Not reported
 Mailing Address: 208 S HILL ST
 Mailing Address 2: Not reported
 Mailing City,St,Zip: LOS ANGELES 900120000
 Contact: Not reported
 Contact Phone: Not reported
 DUNs Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

**N86
 NW
 1/8-1/4
 0.174 mi.
 921 ft.**

**THE ANGELUS PLAZA
 245 S HILL ST
 LOS ANGELES, CA 90012
 Site 6 of 9 in cluster N**

**SWEEPS UST S101584586
 CA FID UST N/A**

**Relative:
 Higher
 Actual:
 314 ft.**

SWEEPS UST:
 Name: THE ANGELUS PLAZA/RHF BUNKER HILL CORPORATION
 Address: 245 S HILL ST
 City: LOS ANGELES
 Status: Active
 Comp Number: 8128
 Number: 1
 Board Of Equalization: 44-034906
 Referral Date: 09-22-93
 Action Date: 03-18-94
 Created Date: 01-14-93
 Owner Tank Id: 8128
 SWRCB Tank Id: 19-050-008128-000001
 Tank Status: A
 Capacity: 550
 Active Date: 09-22-93
 Tank Use: M.V. FUEL
 STG: P
 Content: DIESEL
 Number Of Tanks: 1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELUS PLAZA (Continued)

S101584586

CA FID UST:
Facility ID: 19013153
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136234352
Mail To: Not reported
Mailing Address: 245 S HILL ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 90012
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

**N87
NW
1/8-1/4
0.174 mi.
921 ft.**

**THE ANGELUS PLAZA
245 S HILL ST
LOS ANGELES, CA 90012
Site 7 of 9 in cluster N**

**UST U003780785
CERS TANKS N/A
EMI
HAZMAT
CERS**

**Relative:
Higher
Actual:
314 ft.**

UST:
Name: THE ANGELUS PLAZA
Address: 245 S HILL ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 24341
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.05247
Longitude: -118.24837

LOS ANGELES UST:
Name: THE ANGELUS PLAZA
Address: 245 S HILL ST STE 111
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0031636
Last Run Date: 06/03/2019
Status: INACTIVE

CERS TANKS:
Name: ANGELUS PLAZA
Address: 245 S HILL ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 92377
CERS ID: 10460422
CERS Description: Aboveground Petroleum Storage

EMI:
Name: THE ANGELUS PLAZA
Address: 245 S HILL ST
City,State,Zip: LOS ANGELES, CA 90012
Year: 1990
County Code: 19

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELUS PLAZA (Continued)

U003780785

Air Basin: SC
Facility ID: 64408
Air District Name: SC
SIC Code: 6512
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

LOS ANGELES HM:

Name: THE ANGELUS PLAZA
Address: 245 S HILL ST STE 111
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0031636
Last Run Date: 06/01/2019
Status: ACTIVE

CERS:

Name: ANGELUS PLAZA
Address: 245 S HILL ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 92377
CERS ID: 10460422
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description: Business Plan Program - Abandonment/Illegal Disposal/Unauthorized Treatment - General
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: Un-Specified
Violation Description: Business Plan Program - Administration/Documentation - General Local Ordinance
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELUS PLAZA (Continued)

U003780785

Violation Date: 04-18-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description: Business Plan Program - Training - General
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: Un-Specified
Violation Description: Business Plan Program - Operations/Maintenance - General Local Ordinance
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELUS PLAZA (Continued)

U003780785

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: Un-Specified
Violation Description: Business Plan Program - Release/Leaks/Spills - General Local Ordinance
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: Un-Specified
Violation Description: Business Plan Program - Abandonment/Illegal Disposal/Unauthorized Treatment - General Local Ordinance
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELUS PLAZA (Continued)

U003780785

Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple

Violation Description: Business Plan Program - Release/Leaks/Spills - General
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple

Violation Description: Business Plan Program - Administration/Documentation - General
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)

Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name. A substantial change in the handler's operations that requires modification to any portion of the business plan.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple

Violation Description: Business Plan Program - Operations/Maintenance - General
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELUS PLAZA (Continued)

U003780785

Citation: HSC 6.95 25510(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25510(a)
Violation Description: Failure to report a release or threatened release of a hazardous material to the unified program agency and to OES.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 25505(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(c)
Violation Description: Failure to have a business plan readily available to personnel of the business or the unified program facility with responsibilities for emergency response or training.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: Un-Specified
Violation Description: Business Plan Program - Training - General Local Ordinance
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELUS PLAZA (Continued)

U003780785

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 92377
Site Name: Angelus Plaza
Violation Date: 04-18-2018
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to provide a copy of the business plan to the owner or the owner's agent within five working days after receiving a request for a copy from the owner or the owner's agent.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-18-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: 560 gallons diesel AST No signature since report was generated after field inspection
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Coordinates:
Site ID: 92377
Facility Name: Angelus Plaza
Env Int Type Code: HMBP
Program ID: 10460422
Coord Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELUS PLAZA (Continued)

U003780785

Ref Point Type Desc: Center of a facility or station.
Latitude: 34.052080
Longitude: -118.249560

Affiliation:

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Document Preparer
Entity Name: ROMMEL JIMENEA
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 255 S Hill St
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: ANGELUS PLAZA
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 623-4352

Affiliation Type Desc: Identification Signer
Entity Name: ROMMEL JIMENEA
Entity Title: ENGINEER
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: ANGELUS PLAZA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELUS PLAZA (Continued)

U003780785

Entity Title: Not reported
Affiliation Address: 255 S Hill St
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 623-4352

Affiliation Type Desc: Parent Corporation
Entity Name: THE ANGELUS PLAZA
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: ROMMEL JIMENEA
Entity Title: Not reported
Affiliation Address: 255 S Hill St
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

**N88
NW
1/8-1/4
0.175 mi.
922 ft.**

**ANGELUS PLAZA
255 S HILL ST STE 111
LOS ANGELES, CA 90012
Site 8 of 9 in cluster N**

**AST A100417157
N/A**

**Relative:
Higher
Actual:
307 ft.**

AST:
Name: ANGELUS PLAZA
Address: 255 S HILL ST STE 111
City/Zip: LOS ANGELES,90012
Certified Unified Program Agencies: Not reported
Owner: ANGELUS ASSOCIATES LIMITED
Total Gallons: Not reported
CERSID: 10460422
Facility ID: Not reported
Business Name: THE ANGELUS PLAZA
Phone: (213) 623-4352
Fax: Not reported
Mailing Address: 255 S HILL ST SUITE 111
Mailing Address City: LOS ANGELES
Mailing Address State: CA
Mailing Address Zip Code: 90012
Operator Name: ROMMEL JIMENEA
Operator Phone: (213) 623-4352 ext.203
Owner Phone: (213) 623-4352
Owner Mail Address: 255 S Hill St Ste 111
Owner State: CA
Owner Zip Code: 90012
Owner Country: United States

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ANGELUS PLAZA (Continued)

A100417157

Property Owner Name: HILL RHF HOUSING LLC DBA ANGELEZ PLAZA
Property Owner Phone: Not reported
Property Owner Mailing Address: 255 S Hill St Ste 111
Property Owner City: Los Angeles
Property Owner Stat : CA
Property Owner Zip Code: 90012
Property Owner Country: United States
EPAID: Not reported

**N89
NW
1/8-1/4
0.175 mi.
922 ft.**

**THE RHF BUNKER HILL CORP
255 S HILL ST
LOS ANGELES, CA 90012
Site 9 of 9 in cluster N**

**SWEEPS UST S101588240
CA FID UST N/A
EMI
HAZNET**

**Relative:
Higher**

SWEEPS UST:
Name: THE RHF BUNKER HILL CORP
Address: 255 S HILL ST
City: LOS ANGELES
Status: Active
Comp Number: 7310
Number: 1
Board Of Equalization: Not reported
Referral Date: 03-10-93
Action Date: 03-10-93
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

**Actual:
307 ft.**

CA FID UST:
Facility ID: 19056481
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 255 S HILL ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900120000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

EMI:

Name: ANGELUS PLAZA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE RHF BUNKER HILL CORP (Continued)

S101588240

Address: 255 S HILL ST
City,State,Zip: LOS ANGELES, CA 90012
Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 76527
Air District Name: SC
SIC Code: 8742
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 2
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

HAZNET:

Name: ANGELUS PLAZA
Address: 255 S HILL ST
City,State,Zip: LOS ANGELES, CA 900123500
Year: 2016
GEPaid: CAC002849429
Contact: ROMMEL S. JIMENEA
Telephone: 2136234352
Mailing Name: Not reported
Mailing Address: 255 S HILL ST
Mailing City,St,Zip: LOS ANGELES, CA 900123500
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Tons: 0.627
CA Waste Code: 221-Waste oil and mixed oil
Method: H039-Other Recovery Of Reclamation For Reuse Including Acid
Regeneration, Organics Recovery Ect
Facility County: Los Angeles

S90
North
1/8-1/4
0.175 mi.
925 ft.

TRANSAMERICA OCCIDENTAL
150 S BROADWAY
LOS ANGELES, CA 90011

SWEEPS UST S101583738
CA FID UST N/A

Site 1 of 10 in cluster S

Relative:
Higher
Actual:
298 ft.

SWEEPS UST:
Name: TRANSAMERICA OCCIDENTAL
Address: 150 S BROADWAY
City: LOS ANGELES
Status: Not reported
Comp Number: 7183
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

TRANSAMERICA OCCIDENTAL (Continued)

S101583738

SWRCB Tank Id: Not reported
 Tank Status: Not reported
 Capacity: Not reported
 Active Date: Not reported
 Tank Use: Not reported
 STG: Not reported
 Content: Not reported
 Number Of Tanks: 0

CA FID UST:

Facility ID: 19005822
 Regulated By: UTNKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2130000000
 Mail To: Not reported
 Mailing Address: 150 S BROADWAY
 Mailing Address 2: Not reported
 Mailing City,St,Zip: LOS ANGELES 900110000
 Contact: Not reported
 Contact Phone: Not reported
 DUNs Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

S91
North
1/8-1/4
0.175 mi.
925 ft.

150 S BROADWAY
LOS ANGELES, CA
Site 2 of 10 in cluster S

UST U004300012
N/A

Relative:
Higher
Actual:
298 ft.

LOS ANGELES UST:
 Name: Not reported
 Address: 150 S BROADWAY
 City,State,Zip: LOS ANGELES, CA
 Facility ID: Not reported
 Last Run Date: 01/01/1900
 Status: HISTORICAL

Q92
East
1/8-1/4
0.180 mi.
949 ft.

LOS ANGELES TIMES
214 002ND ST E
LOS ANGELES, CA 90012
Site 2 of 10 in cluster Q

LUST S104406275
HIST CORTESE N/A
CERS

Relative:
Lower
Actual:
276 ft.

LUST:
 Name: LOS ANGELES TIMES
 Address: 214 002ND ST E
 City,State,Zip: LOS ANGELES, CA 90012
 Lead Agency: LOS ANGELES RWQCB (REGION 4)
 Case Type: LUST Cleanup Site
 Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700521
 Global Id: T0603700521

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOS ANGELES TIMES (Continued)

S104406275

Latitude: 34.0499191
Longitude: -118.2431941
Status: Completed - Case Closed
Status Date: 07/19/1996
Case Worker: YR
RB Case Number: 900120252
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603700521
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700521
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:

Global Id: T0603700521
Action Type: Other
Date: 10/19/1992
Action: Leak Reported

LUST:

Global Id: T0603700521
Status: Open - Case Begin Date
Status Date: 08/21/1992

Global Id: T0603700521
Status: Open - Site Assessment
Status Date: 08/21/1992

Global Id: T0603700521
Status: Completed - Case Closed
Status Date: 07/19/1996

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOS ANGELES TIMES (Continued)

S104406275

Facility Id: 900120252
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700521
W Global ID: W0605100582
Staff: UNK
Local Agency: 19050
Cross Street: BROADWAY
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 10/19/1992
Date Leak Record Entered: 11/4/1992
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 11/10/1992
Date the Case was Closed: 7/19/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: OLD CASE #111092-01
Water System: YMCA CAMP OF LOS ANGELES 2
Well Name: Not reported
Approx. Dist To Production Well (ft): 2218.0336620359892245006855142
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 8/21/1992
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: LOS ANGELES TIMES
RP Address: 145 S SPRING ST, 9TH FL, SAFETY DEPT, LA CA 90053
Program: LUST
Lat/Long: 34.0499191 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 2600582-001GEN
Summary: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOS ANGELES TIMES (Continued)

S104406275

HIST CORTESE:

edr_fname: LOS ANGELES TIMES
edr_fadd1: 214 002ND
City,State,Zip: LOS ANGELES, CA
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900120252

CERS:

Name: LOS ANGELES TIMES
Address: 214 002ND ST E
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 249576
CERS ID: T0603700521
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

T93
South
1/8-1/4
0.182 mi.
959 ft.

DISTRIBUTING STATION 12
120 EAST FOURTH ST
LOS ANGELES, CA 90017

HIST UST S118409341
N/A

Site 1 of 4 in cluster T

Relative:
Lower
Actual:
264 ft.

HIST UST:

Name: DISTRIBUTING STATION 12
Address: 120 EAST FOURTH ST
City,State,Zip: LOS ANGELES, CA 90017
File Number: 00027673
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027673.pdf>
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

DISTRIBUTING STATION 12 (Continued)

S118409341

Owner Name: Not reported
 Owner Address: Not reported
 Owner City,St,Zip: Not reported
 Total Tanks: Not reported

Tank Num: Not reported
 Container Num: Not reported
 Year Installed: Not reported
 Tank Capacity: Not reported
 Tank Used for: Not reported
 Type of Fuel: Not reported
 Container Construction Thickness: Not reported
 Leak Detection: Not reported

[Click here for Geo Tracker PDF:](#)

T94
South
1/8-1/4
0.182 mi.
959 ft.

DISTRIBUTING STATION 12
120 E 4TH ST
LOS ANGELES, CA 90017
Site 2 of 4 in cluster T

HIST UST **U001560704**
HAZMAT **N/A**
CERS

Relative:
Lower
Actual:
264 ft.

HIST UST:
 Name: DISTRIBUTING STATION 12
 Address: 120 E 4TH ST
 City,State,Zip: LOS ANGELES, CA 90017
 File Number: Not reported
 URL: Not reported
 Region: STATE
 Facility ID: 00000064814
 Facility Type: Other
 Other Type: WATER/ELECTRIC UTILI
 Contact Name: D.K. MCKAY
 Telephone: 2134816611
 Owner Name: DEPT. OF WATER AND POWER
 Owner Address: 111 N. HOPE STREET
 Owner City,St,Zip: LOS ANGELES, CA 90051
 Total Tanks: 0001

Tank Num: 001
 Container Num: 0062/MAIN
 Year Installed: 1927
 Tank Capacity: 00003625
 Tank Used for: PRODUCT
 Type of Fuel: Not reported
 Container Construction Thickness: Not reported
 Leak Detection: None

LOS ANGELES HM:
 Name: LA DWP - DISTRIBUTION STATION - 12
 Address: 120 E 4TH ST
 City,State,Zip: LOS ANGELES, CA 90013
 Facility ID: FA0016997
 Last Run Date: 06/01/2019
 Status: ACTIVE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DISTRIBUTING STATION 12 (Continued)

U001560704

CERS:

Name: DISTRIBUTING STATION 12
Address: 120 E 4TH ST
City,State,Zip: LOS ANGELES, CA 90013
Site ID: 25446
CERS ID: 10030111
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 25446
Site Name: DISTRIBUTING STATION 12
Violation Date: 08-15-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: The Emergency Response/Contingency Plan is incomplete. Please review the form and complete the following missing and/or incorrect sections: Complete Section E, G, H, I. You can download the most current CONTINGENCY PLAN form as well as CONTINGENCY PLAN INSTRUCTIONS in the Hazardous Materials Business Plan Section (HMBP) using the following link <https://www.lafd.org/fire-prevention/cupa/documents-forms>
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 25446
Site Name: DISTRIBUTING STATION 12
Violation Date: 08-15-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Review, update and resubmit the site map in CERS to include all required elements. You can download detailed SITE MAP INSTRUCTIONS in the Hazardous Materials Business Plan (HMBP) Section using the following link <https://www.lafd.org/fire-prevention/cupa/documents-forms>
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-20-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by (MICHAEL SILVERMAN - ENVIRONMENTAL SPECIALIST). HAZMATs VERIFIED THROUGH CERS WHICH WAS SUBMITTED ON (5/16/2016). INSPECTION DONE AS PER INSTRUCTED BY SUPERVISOR AND CUPA MANAGER Observed the facility and inspected hazardous materials storage. Annual employee safety training records were maintained. The facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DISTRIBUTING STATION 12 (Continued)

U001560704

chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-15-2019
Violations Found: Yes
Eval Type: Routine done by local agency

Eval Notes: Consent to enter, inspect and take photographs was given by: Ramon Cadena The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. NOTE: The LAMC, Sections (L.A.M.C. SECTION 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into California Environmental Reporting System (CERS) is required between January 1 and March 1 of every year. Per L.A.M.C. 57.121.3.5, failure to submit the required hazardous material business plan (HMBP) information annually into CERS [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Coordinates:
Site ID: 25446
Facility Name: DISTRIBUTING STATION 12
Env Int Type Code: HMBP
Program ID: 10030111
Coord Name: Not reported
Ref Point Type Desc: Unknown
Latitude: 34.047386
Longitude: -118.246803

Affiliation:
Affiliation Type Desc: Legal Owner
Entity Name: Los Angeles Department of Water and Power
Entity Title: Not reported
Affiliation Address: 111 N. Hope St. Room 1050
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 367-0403

Affiliation Type Desc: Property Owner
Entity Name: Los Angeles Department of Water and Power
Entity Title: Not reported
Affiliation Address: 111 North Hope Street, Room 1050
Affiliation City: Los Angeles
Affiliation State: CA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DISTRIBUTING STATION 12 (Continued)

U001560704

Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 367-0403

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 111 N. Hope St. Room 1050
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Environmental Contact
Entity Name: Gareth Howell
Entity Title: Not reported
Affiliation Address: 111 North Hope Street, Room 1050
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: Los Angeles Department of Water and Power
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 367-0403

Affiliation Type Desc: Parent Corporation
Entity Name: Los Angeles Department of Water and Power
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

U95
SE
1/8-1/4
0.184 mi.
969 ft.

231 E 3RD ST
LOS ANGELES, CA
Site 1 of 2 in cluster U

UST **U004301323**
N/A

Relative:
Lower
Actual:
269 ft.

LOS ANGELES UST:
Name: Not reported
Address: 231 E 3RD ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

V96
West
1/8-1/4
0.184 mi.
973 ft.

CITY OF LOS ANGELES MULTIPLE IDS (2136)
MULTIPLE PARCLES /SITES - CLEAN UP
LOS ANGELES (CITY), CA
Site 1 of 15 in cluster V

SWF/LF **S109167805**
CERS **N/A**

Relative:
Lower
Actual:
280 ft.

SWF/LF (SWIS):
Name: CITY OF LOS ANGELES MULTIPLE IDS (2136)
Address: MULTIPLE PARCLES /SITES - CLEAN UP
City,State,Zip: LOS ANGELES (CITY), CA
Facility ID: 19-AR-1238
Lat/Long: 34.05 / -118.25
Owner Name: City of Los Angeles
Owner Telephone: Not reported
Owner Address: Environmental Affairs Dept., D.B. Allen
Owner Address2: 200 North Spring Street Rm 177
Owner City,St,Zip: Los Angeles, CA 90012
Operational Status: Clean Closed
Operator: City of Los Angeles
Operator Phone: Not reported
Operator Address: Environmental Affairs Dept., D.B. Allen
Operator Address2: 200 North Spring Street Rm 177
Operator City,St,Zip: Los Angeles, CA 90012
Permit Date: Not reported
Permit Status: Not reported
Permitted Acreage: Not reported
Activity: Solid Waste Disposal Site
Regulation Status: Unpermitted
Landuse Name: Residential,Industrial,Commercial
GIS Source: Place
Category: Disposal
Unit Number: 01
Inspection Frequency: None
Accepted Waste: Construction/demolition,Inert,Mixed municipal
Closure Date: Not reported
Closure Type: Not reported
Disposal Acreage: Not reported
SWIS Num: 19-AR-1238
Waste Discharge Requirement Num: Not reported
Program Type: 2136
Permitted Throughput with Units: Not reported
Actual Throughput with Units: Not reported
Permitted Capacity with Units: Not reported
Remaining Capacity: Not reported
Remaining Capacity with Units: Not reported
Lat/Long: 34.05 / -118.25

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CITY OF LOS ANGELES MULTIPLE IDS (2136) (Continued)

S109167805

CERS:

Name: CITY OF LOS ANGELES MULTIPLE IDS (2136)
 Address: MULTIPLE PARCLES /SITES - CLEAN UP
 City,State,Zip: LOS ANGELES (CITY), CA
 Site ID: 507791
 CERS ID: 19-AR-1238
 CERS Description: Solid Waste and Recycle Sites

Affiliation:

Affiliation Type Desc: Legal Operator
 Entity Name: CITY OF LOS ANGELES
 Entity Title: Not reported
 Affiliation Address: Environmental Affairs Dept., D.B. Allen200 North Spring Street Rm 177
 Affiliation City: Los Angeles
 Affiliation State: CA
 Affiliation Country: Not reported
 Affiliation Zip: 90012
 Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
 Entity Name: CITY OF LOS ANGELES
 Entity Title: Not reported
 Affiliation Address: Environmental Affairs Dept., D.B. Allen200 North Spring Street Rm 177
 Affiliation City: Los Angeles
 Affiliation State: CA
 Affiliation Country: Not reported
 Affiliation Zip: 90012
 Affiliation Phone: Not reported

V97
West
1/8-1/4
0.184 mi.
973 ft.

LA BY-PRODUCTS HEWITT PIT
LA
LOS ANGELES (CITY), CA
Site 2 of 15 in cluster V

SWF/LF **S109821562**
CERS **N/A**

Relative:
Lower
Actual:
280 ft.

SWF/LF (SWIS):
 Name: LA BY-PRODUCTS HEWITT PIT
 Address: LA
 City,State,Zip: LOS ANGELES (CITY), CA
 Facility ID: 19-AR-5045
 Lat/Long: 34.05 / -118.25
 Owner Name: Not reported
 Owner Telephone: Not reported
 Owner Address: Not reported
 Owner Address2: Not reported
 Owner City,St,Zip: Not reported
 Operational Status: Not reported
 Operator: Not reported
 Operator Phone: Not reported
 Operator Address: Not reported
 Operator Address2: Not reported
 Operator City,St,Zip: Not reported
 Permit Date: Not reported
 Permit Status: Not reported
 Permitted Acreage: Not reported
 Activity: Not reported
 Regulation Status: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

LA BY-PRODUCTS HEWITT PIT (Continued)

S109821562

Landuse Name: Not reported
 GIS Source: Place
 Category: Not reported
 Unit Number: Not reported
 Inspection Frequency: Not reported
 Accepted Waste: Not reported
 Closure Date: Not reported
 Closure Type: Not reported
 Disposal Acreage: Not reported
 SWIS Num: 19-AR-5045
 Waste Discharge Requirement Num: Not reported
 Program Type: Not reported
 Permitted Throughput with Units: Not reported
 Actual Throughput with Units: Not reported
 Permitted Capacity with Units: Not reported
 Remaining Capacity: Not reported
 Remaining Capacity with Units: Not reported
 Lat/Long: 34.05 / -118.25

CERS:

Name: LA BY-PRODUCTS HEWITT PIT
 Address: LA
 City,State,Zip: LOS ANGELES (CITY), CA
 Site ID: 509633
 CERS ID: 19-AR-5045
 CERS Description: Solid Waste and Recycle Sites

Q98
East
1/8-1/4
0.185 mi.
979 ft.

170 S LOS ANGELES ST
LOS ANGELES, CA

Site 3 of 10 in cluster Q

UST U004300436
N/A

Relative:
Lower
Actual:
279 ft.

LOS ANGELES UST:
 Name: Not reported
 Address: 170 S LOS ANGELES ST
 City,State,Zip: LOS ANGELES, CA
 Facility ID: Not reported
 Last Run Date: 01/01/1900
 Status: HISTORICAL

R99
NNE
1/8-1/4
0.186 mi.
982 ft.

SUB SHOP 03
120 S SPRING ST
LOS ANGELES, CA 90012

Site 2 of 7 in cluster R

HIST UST U001560541
N/A

Relative:
Higher
Actual:
295 ft.

HIST UST:
 Name: SUB SHOP 03
 Address: 120 S SPRING ST
 City,State,Zip: LOS ANGELES, CA 90012
 File Number: Not reported
 URL: Not reported
 Region: STATE
 Facility ID: 00000068203
 Facility Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUB SHOP 03 (Continued)

U001560541

Other Type: Not reported
Contact Name: Not reported
Telephone: 2136203964
Owner Name: CALIF DEPT OF TRANSPORTATION
Owner Address: 1120 N STREET
Owner City,St,Zip: SACRAMENTO, CA 95814
Total Tanks: 0001

Tank Num: 001
Container Num: 0000000001
Year Installed: 1956
Tank Capacity: 00000200
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: Not reported

R100
NNE
1/8-1/4
0.186 mi.
982 ft.

CALTRANS DIST 7/FACILITIES
120 S SPRING ST
LOS ANGELES, CA 90012

HAZNET S113114997
HAZMAT N/A

Site 3 of 7 in cluster R

Relative:
Higher
Actual:
295 ft.

HAZNET:
Name: CALTRANS DIST 7/FACILITIES
Address: 120 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 2005
GEPaid: CAL000231384
Contact: CHRIS ROBLES/GEN SVCS/BLG MGR
Telephone: 2133052484
Mailing Name: Not reported
Mailing Address: 120 S SPRING ST
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Tons: 0.0465
CA Waste Code: 214-Unspecified solvent mixture
Method: H01-Transfer Station
Facility County: Los Angeles

Name: CALTRANS DIST 7/FACILITIES
Address: 120 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 2005
GEPaid: CAL000231384
Contact: CHRIS ROBLES/GEN SVCS/BLG MGR
Telephone: 2133052484
Mailing Name: Not reported
Mailing Address: 120 S SPRING ST
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Tons: 0.6425
CA Waste Code: 331-Off-specification, aged or surplus organics
Method: H01-Transfer Station

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRANS DIST 7/FACILITIES (Continued)

S113114997

Facility County: Los Angeles

Name: CALTRANS DIST 7/FACILITIES
Address: 120 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 2004
GPAID: CAL000231384
Contact: CHRIS ROBLES/GEN SVCS/BLG MGR
Telephone: 2133052484
Mailing Name: Not reported
Mailing Address: 120 S SPRING ST
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: NVT330010000
TSD County: 99
Tons: 0.31187
CA Waste Code: 261-Polychlorinated biphenyls and material containing PCBs
Method: D80-Disposal, Land Fill
Facility County: Los Angeles

Name: CALTRANS DIST 7/FACILITIES
Address: 120 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 2004
GPAID: CAL000231384
Contact: CHRIS ROBLES/GEN SVCS/BLG MGR
Telephone: 2133052484
Mailing Name: Not reported
Mailing Address: 120 S SPRING ST
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Tons: 0.25
CA Waste Code: 221-Waste oil and mixed oil
Method: H01-Transfer Station
Facility County: Los Angeles

Name: CALTRANS DIST 7/FACILITIES
Address: 120 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 2004
GPAID: CAL000231384
Contact: CHRIS ROBLES/GEN SVCS/BLG MGR
Telephone: 2133052484
Mailing Name: Not reported
Mailing Address: 120 S SPRING ST
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Tons: 5.46
CA Waste Code: 135-Unspecified aqueous solution
Method: T01-Treatment, Tank
Facility County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRANS DIST 7/FACILITIES (Continued)

S113114997

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

LOS ANGELES HM:

Name: CALIFORNIA STATE DEPARTMENT OF TRAN
Address: 120 S SPRING ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0021888
Last Run Date: 06/01/2019
Status: INACTIVE

R101
NNE
1/8-1/4
0.186 mi.
982 ft.

**CALIFORNIA STATE DEPARTMENT OF TRAN
120 S SPRING ST
LOS ANGELES, CA 90012
Site 4 of 7 in cluster R**

**UST U003780766
SWEEPS UST N/A**

Relative:
Higher
Actual:
295 ft.

UST:

Name: STATE OF CALIFORNIA
Address: 120 S SPRING ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 24321
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.0526987
Longitude: -118.2426719

LOS ANGELES UST:

Name: CALIFORNIA STATE DEPARTMENT OF TRAN
Address: 120 S SPRING ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0021888
Last Run Date: 06/03/2019
Status: INACTIVE

SWEEPS UST:

Name: STATE OF CALIFORNIA
Address: 120 S SPRING ST
City: LOS ANGELES
Status: Active
Comp Number: 3658
Number: 5
Board Of Equalization: 44-008226
Referral Date: 03-05-93
Action Date: 03-05-93
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003658-000001
Tank Status: A
Capacity: 200
Active Date: 04-20-88
Tank Use: OIL
STG: W
Content: WASTE OIL
Number Of Tanks: 3

Name: STATE OF CALIFORNIA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALIFORNIA STATE DEPARTMENT OF TRAN (Continued)

U003780766

Address: 120 S SPRING ST
City: LOS ANGELES
Status: Active
Comp Number: 3658
Number: 5
Board Of Equalization: 44-008226
Referral Date: 03-05-93
Action Date: 03-05-93
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003658-000005
Tank Status: A
Capacity: 3000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

Name: STATE OF CALIFORNIA
Address: 120 S SPRING ST
City: LOS ANGELES
Status: Active
Comp Number: 3658
Number: 5
Board Of Equalization: 44-008226
Referral Date: 03-05-93
Action Date: 03-05-93
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003658-000006
Tank Status: A
Capacity: 12000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

R102 CALTRANS
NNE 120 S SPRING ST
1/8-1/4 LOS ANGELES, CA 90012
0.186 mi.
982 ft. Site 5 of 7 in cluster R

HIST UST U001560491
EMI N/A

Relative:
Higher

HIST UST:

Actual:
295 ft.

Name: SUB SHOP 03
Address: 120 SOUTH SPRING STREET
City,State,Zip: LOS ANGELES, CA 90012
File Number: 00026944
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026944.pdf>
Region: STATE
Facility ID: 00000068072
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: 2136203964
Owner Name: CALIF DEPT OF TRANSPORTATION

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRANS (Continued)

U001560491

Owner Address: 1120 N STREET
Owner City,St,Zip: SACRAMENTO, CA 95814
Total Tanks: 0003

Tank Num: 001
Container Num: 0000000001
Year Installed: 1960
Tank Capacity: 00003000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Not reported

Tank Num: 001
Container Num: 0000000001
Year Installed: 1960
Tank Capacity: 00003000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Not reported

Tank Num: 002
Container Num: 0000000002
Year Installed: 1983
Tank Capacity: 00012000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Not reported

Tank Num: 002
Container Num: 0000000002
Year Installed: 1983
Tank Capacity: 00012000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Not reported

Tank Num: 003
Container Num: 0000000003
Year Installed: 1983
Tank Capacity: 00012000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Not reported

Tank Num: 003
Container Num: 0000000003
Year Installed: 1983
Tank Capacity: 00012000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRANS (Continued)

U001560491

[Click here for Geo Tracker PDF:](#)

EMI:

Name: CALTRANS
Address: 120 S SPRING ST
City,State,Zip: LOS ANGELES, CA 90012
Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 1914
Air District Name: SC
SIC Code: 9611
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

R103
NNE
1/8-1/4
0.186 mi.
982 ft.

DEPT OF TRANSPORTATION
120 S SPRING ST
LOS ANGELES, CA 90012
Site 6 of 7 in cluster R

RCRA-SQG 1000393256
FINDS CAD982467581
ECHO

Relative:
Higher
Actual:
295 ft.

RCRA-SQG:
Date form received by agency: 1996-09-01 00:00:00.0
Facility name: DEPT OF TRANSPORTATION
Facility address: 120 S SPRING ST
LOS ANGELES, CA 90012
EPA ID: CAD982467581
Mailing address: S SPRING ST
LOS ANGELES, CA 90012
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: STATE OF CALIFORNIA
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DEPT OF TRANSPORTATION (Continued)

1000393256

Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: State
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: State
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002676863

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DEPT OF TRANSPORTATION (Continued)

1000393256

ECHO:

Envid: 1000393256
Registry ID: 110002676863
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002676863>

R104
NNE
1/8-1/4
0.186 mi.
982 ft.

CALTRANS DISTRICT 7
120 S SPRING ST
LOS ANGELES, CA 90012

RCRA NonGen / NLR
HAZNET

1000419389
CAD980895635

Site 7 of 7 in cluster R

Relative:
Higher
Actual:
295 ft.

RCRA NonGen / NLR:
Date form received by agency: 1985-03-19 00:00:00.0
Facility name: CALTRANS DISTRICT 7
Facility address: 120 S SPRING ST
LOS ANGELES, CA 90012
EPA ID: CAD980895635
Mailing address: PO BOX 2304 TERMINAL ANNEX
LOS ANGELES, CA 90051
Contact: ENVIRONMENTAL MANAGER
Contact address: 120 S SPRING ST
LOS ANGELES, CA 90012
Contact country: US
Contact telephone: 213-620-3700
Contact email: Not reported
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: State
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: State
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRANS DISTRICT 7 (Continued)

1000419389

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

HAZNET:

Name: CALTRANS DISTRICT 7
Address: 120 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 2005
GEPaid: CAD980895635
Contact: RICHARD CRAWFORD
Telephone: 2136203328
Mailing Name: Not reported
Mailing Address: 2187 RIVERSIDE DR
Mailing City,St,Zip: LOS ANGELES, CA 900390000
Gen County: Los Angeles
TSD EPA ID: CAT000613935
TSD County: Los Angeles
Tons: 0.3276
CA Waste Code: 134-Aqueous solution with total organic residues less than 10 percent
Method: H01-Transfer Station
Facility County: Los Angeles

Name: CALTRANS DISTRICT 7
Address: 120 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 2004
GEPaid: CAD980895635
Contact: RICHARD CRAWFORD
Telephone: 2136203328
Mailing Name: Not reported
Mailing Address: 2187 RIVERSIDE DR
Mailing City,St,Zip: LOS ANGELES, CA 900390000
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Tons: 0.874
CA Waste Code: 221-Waste oil and mixed oil
Method: -
Facility County: Los Angeles

Name: CALTRANS DISTRICT 7

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRANS DISTRICT 7 (Continued)

1000419389

Address: 120 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 2004
GEPaid: CAD980895635
Contact: RICHARD CRAWFORD
Telephone: 2136203328
Mailing Name: Not reported
Mailing Address: 2187 RIVERSIDE DR
Mailing City,St,Zip: LOS ANGELES, CA 900390000
Gen County: Los Angeles
TSD EPA ID: CAT000613935
TSD County: Los Angeles
Tons: 1.5414
CA Waste Code: 134-Aqueous solution with total organic residues less than 10 percent
Method: H01-Transfer Station
Facility County: Los Angeles

Name: CALTRANS DISTRICT 7
Address: 120 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 2004
GEPaid: CAD980895635
Contact: RICHARD CRAWFORD
Telephone: 2136203328
Mailing Name: Not reported
Mailing Address: 2187 RIVERSIDE DR
Mailing City,St,Zip: LOS ANGELES, CA 900390000
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Tons: 2.6372
CA Waste Code: 221-Waste oil and mixed oil
Method: R01-Recycler
Facility County: Los Angeles

Name: CALTRANS DISTRICT 7
Address: 120 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 2003
GEPaid: CAD980895635
Contact: RICHARD CRAWFORD
Telephone: 2136203328
Mailing Name: Not reported
Mailing Address: 2187 RIVERSIDE DR
Mailing City,St,Zip: LOS ANGELES, CA 900390000
Gen County: Los Angeles
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Tons: 0.03753
CA Waste Code: 551-Laboratory waste chemicals
Method: H01-Transfer Station
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access 319 additional CA_HAZNET: record(s) in the EDR Site Report.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

W105
NNW
1/8-1/4
0.186 mi.
984 ft.

235 S. HILL STREET
LOS ANGELES, CA 90012

RCRA NonGen / NLR 1025856707
CAC003037047

Site 1 of 3 in cluster W

Relative:
Higher

RCRA NonGen / NLR:

Actual:
323 ft.

Date form received by agency: 2019-10-03 00:00:00.0
Facility name: Not reported
Facility address: 235 S. HILL STREET
LOS ANGELES, CA 90012
EPA ID: CAC003037047
Mailing address: 333 S. GRAND AVE
SUITE #1525
LOS ANGELES, CA 90071
Contact: ROBERT CUSHMAN
Contact address: 333 S. GRAND AVE SUITE #1525
LOS ANGELES, CA 90071
Contact country: Not reported
Contact telephone: 213-330-8080
Contact email: PAPAJOHNJRR@GMAIL.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: ROBERT CUSHMAN
Owner/operator address: 333 S. GRAND AVE SUITE #1525
LOS ANGELES, CA 90071
Owner/operator country: Not reported
Owner/operator telephone: 213-330-8080
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported
Owner/operator name: MAGUIRE PROPERTIES-355 S. GRAND LLC
Owner/operator address: 333 S. GRAND AVE SUITE #1525
LOS ANGELES, CA 90071
Owner/operator country: Not reported
Owner/operator telephone: 213-330-8080
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): Not reported
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1025856707

Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used 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

P106
SW
1/8-1/4
0.188 mi.
991 ft.

426 S SPRING ST
LOS ANGELES, CA

Site 6 of 13 in cluster P

Relative:
Lower

LOS ANGELES UST:

Actual:
270 ft.

Name: Not reported
Address: 426 S SPRING ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

UST U004302608
N/A

V107
WSW
1/8-1/4
0.190 mi.
1002 ft.

BROADWAY STATE OFFICE BLDG
320 W 4TH ST
LOS ANGELES, CA 90013

Site 3 of 15 in cluster V

Relative:
Lower

RCRA NonGen / NLR:

Actual:
277 ft.

Date form received by agency: 2007-10-09 00:00:00.0
Facility name: BROADWAY STATE OFFICE BLDG
Facility address: 320 W 4TH ST
LOS ANGELES, CA 90013
EPA ID: CAR000020545
Mailing address: 70 W 36TH ST
STE 605
NEW YORK, NY 10018
Contact: LAURA DIGIOVANNI
Contact address: 70 W 36TH ST STE 605
NEW YORK, NY 10018
Contact country: US
Contact telephone: 212-629-0690
Contact email: Not reported
EPA Region: 09
Land type: Other land type
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

RCRA NonGen / NLR 1001195474
FINDS CAR000020545
ECHO

Owner/Operator Summary:

Owner/operator name: LA STATE BLDG AUTHORITY
Owner/operator address: 300 S SPRING ST
LOS ANGELES, CA 90012

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BROADWAY STATE OFFICE BLDG (Continued)

1001195474

Owner/operator country: Not reported
Owner/operator telephone: 213-897-2241
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 1997-06-18 00:00:00.0
Site name: BROADWAY STATE OFFICE BLDG
Classification: Small Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002917906

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1001195474
Registry ID: 110002917906
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002917906>

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

V108			UST U004302237
West	357 S HILL ST		N/A
1/8-1/4	LOS ANGELES, CA		
0.190 mi.			
1003 ft.	Site 4 of 15 in cluster V		
Relative:	LOS ANGELES UST:		
Higher	Name:	Not reported	
Actual:	Address:	357 S HILL ST	
290 ft.	City,State,Zip:	LOS ANGELES, CA	
	Facility ID:	Not reported	
	Last Run Date:	01/01/1900	
	Status:	HISTORICAL	

Q109	METRO- METROPOLITAN TRANSPORTATION AUTHORITY		HAZMAT S123552525
East	221 W 2ND ST		N/A
1/8-1/4	LOS ANGELES, CA 90012		
0.190 mi.			
1005 ft.	Site 4 of 10 in cluster Q		
Relative:	LOS ANGELES HM:		
Lower	Name:	METRO- METROPOLITAN TRANSPORTATION AUTHORITY	
Actual:	Address:	221 W 2ND ST	
275 ft.	City,State,Zip:	LOS ANGELES, CA 90012	
	Facility ID:	FA0038845	
	Last Run Date:	06/01/2019	
	Status:	INACTIVE	

Q110	METRO- METROPOLITAN TRANSPORTATION AUTHORITY		UST U004308021
East	221 W 2ND ST		N/A
1/8-1/4	LOS ANGELES, CA 90012		
0.190 mi.			
1005 ft.	Site 5 of 10 in cluster Q		
Relative:	LOS ANGELES UST:		
Lower	Name:	METRO- METROPOLITAN TRANSPORTATION AUTHORITY	
Actual:	Address:	221 W 2ND ST	
275 ft.	City,State,Zip:	LOS ANGELES, CA 90012	
	Facility ID:	FA0038845	
	Last Run Date:	06/03/2019	
	Status:	INACTIVE	

M111			UST U004302544
SSW	417 S MAIN ST		N/A
1/8-1/4	LOS ANGELES, CA		
0.191 mi.			
1006 ft.	Site 5 of 10 in cluster M		
Relative:	LOS ANGELES UST:		
Lower	Name:	Not reported	
Actual:	Address:	417 S MAIN ST	
266 ft.	City,State,Zip:	LOS ANGELES, CA	
	Facility ID:	Not reported	
	Last Run Date:	01/01/1900	
	Status:	HISTORICAL	

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M112 LA COUNTY METROPOLITAN TRANSIT AUTH
SSW 425 S MAIN ST
1/8-1/4 LOS ANGELES, CA 90013
0.194 mi.
1025 ft. Site 6 of 10 in cluster M

HIST UST U001560559
HAZMAT N/A

Relative:
Lower
Actual:
266 ft.

HIST UST:
Name: LOCATION 32 - HEADQUARTERS
Address: 425 S MAIN ST
City,State,Zip: LOS ANGELES, CA 90031
File Number: 00028765
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028765.pdf>
Region: STATE
Facility ID: 00000033831
Facility Type: Other
Other Type: MAIN OFFICE W/GARAGE
Contact Name: Not reported
Telephone: 2132372033
Owner Name: SOUTHERN CALIFORNIA RAPID TRAN
Owner Address: 425 S. MAIN STREET
Owner City,St,Zip: LOS ANGELES, CA 90013
Total Tanks: 0002

Tank Num: 001
Container Num: TK-1
Year Installed: 1965
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: 3/16
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: TK-2
Year Installed: 1965
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: 3/U6
Leak Detection: Stock Inventor

[Click here for Geo Tracker PDF:](#)

LOS ANGELES HM:
Name: LA COUNTY METROPOLITAN TRANSIT AUTH
Address: 425 S MAIN ST
City,State,Zip: LOS ANGELES, CA 90013
Facility ID: FA0019045
Last Run Date: 06/01/2019
Status: INACTIVE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CALIF RAPID TRANSIT DIST (Continued)

1000409095

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

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002717882

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000409095
Registry ID: 110002717882
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002717882>

M115
SSW
1/8-1/4
0.194 mi.
1025 ft.

METRO RAIL CONSTRUCTION PROJ
425 MAIN ST
LOS ANGELES, CA 90013
Site 9 of 10 in cluster M

RCRA-SQG 1000366293
CHMIRS CAD982030405
HAZNET
HIST CORTESE

Relative:
Lower
Actual:
266 ft.

RCRA-SQG:
Date form received by agency: 1996-09-01 00:00:00.0
Facility name: METRO RAIL CONSTRUCTION PROJ
Facility address: 425 MAIN ST
LOS ANGELES, CA 90013

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METRO RAIL CONSTRUCTION PROJ (Continued)

1000366293

EPA ID: CAD982030405
Mailing address: MAIN ST
LOS ANGELES, CA 90013
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: SO CALIF RTD
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METRO RAIL CONSTRUCTION PROJ (Continued)

1000366293

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

CHMIRS:

Name: Not reported
Address: 425 SOUTH MAIN ST
City,State,Zip: LOS ANGELES, CA
OES Incident Number: 10-6319
OES notification: 10/20/2010
OES Date: Not reported
OES Time: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA DOT PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Facility Telephone: Not reported
Waterway Involved: Yes
Waterway: Storm Drain
Spill Site: Road
Cleanup By: Contractor
Containment: Not reported
What Happened: Not reported
Type: Not reported
Measure: Gal(s)
Other: Not reported
Date/Time: 1141
Year: 2010
Agency: California Trucking
Incident Date: 10/20/2010
Admin Agency: Los Angeles City Fire Department
Amount: Not reported
Contained: Yes
Site Type: Storm Drain
E Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METRO RAIL CONSTRUCTION PROJ (Continued)

1000366293

Substance:	Diesel
Quantity Released:	75
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Truck struck a wall causing the fuel to be released

HAZNET:

Name:	METRO RAIL CONSTRUCTION PROJ
Address:	425 MAIN ST
City,State,Zip:	LOS ANGELES, CA 900130000
Year:	1994
GEPaid:	CAD982030405
Contact:	DEACT PER VF96 -PH
Telephone:	--
Mailing Name:	Not reported
Mailing Address:	900 LYON
Mailing City,St,Zip:	LOS ANGELES, CA 900120000
Gen County:	Los Angeles
TSD EPA ID:	CAD009007626
TSD County:	Los Angeles
Tons:	4.214
CA Waste Code:	151-Asbestos containing waste
Method:	-
Facility County:	Los Angeles

Name:	METRO RAIL CONSTRUCTION PROJ
Address:	425 MAIN ST
City,State,Zip:	LOS ANGELES, CA 900130000
Year:	1992
GEPaid:	CAD982030405
Contact:	DEACT PER VF96 -PH
Telephone:	--
Mailing Name:	Not reported
Mailing Address:	900 LYON
Mailing City,St,Zip:	LOS ANGELES, CA 900120000
Gen County:	Los Angeles
TSD EPA ID:	CAL000027741
TSD County:	5
Tons:	3.4593
CA Waste Code:	151-Asbestos containing waste
Method:	D80-Disposal, Land Fill
Facility County:	Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METRO RAIL CONSTRUCTION PROJ (Continued)

1000366293

Name: METRO RAIL CONSTRUCTION PROJ
Address: 425 MAIN ST
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1992
GEPaid: CAD982030405
Contact: DEACT PER VF96 -PH
Telephone: --
Mailing Name: Not reported
Mailing Address: 900 LYON
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAL000027741
TSD County: 5
Tons: 3.4412
CA Waste Code: 151-Asbestos containing waste
Method: 03-
Facility County: Los Angeles

Name: METRO RAIL CONSTRUCTION PROJ
Address: 425 MAIN ST
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1992
GEPaid: CAD982030405
Contact: DEACT PER VF96 -PH
Telephone: --
Mailing Name: Not reported
Mailing Address: 900 LYON
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAD000027741
TSD County: 0
Tons: 0.8428
CA Waste Code: 151-Asbestos containing waste
Method: 03-
Facility County: Los Angeles

Name: METRO RAIL CONSTRUCTION PROJ
Address: 425 MAIN ST
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1992
GEPaid: CAD982030405
Contact: DEACT PER VF96 -PH
Telephone: --
Mailing Name: Not reported
Mailing Address: 900 LYON
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAL000027741
TSD County: 5
Tons: 0.8778
CA Waste Code: -
Method: -
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access 72 additional CA_HAZNET: record(s) in the EDR Site Report.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METRO RAIL CONSTRUCTION PROJ (Continued)

1000366293

HIST CORTESE:
edr_fname: METRO LINES-SEGMENTS 2B &
edr_fadd1: 425 MAIN
City,State,Zip: LOS ANGELES, CA 90013
Region: CORTESE
Facility County Code: 19
Reg By: WBC&D
Reg Id: 4B192515001

M116
SSW
1/8-1/4
0.194 mi.
1025 ft.

RTD LOCATION 32 - HEADQUARTERS
425 S MAIN ST
LOS ANGELES, CA 90013

SWEEPS UST **S101583824**
CA FID UST **N/A**

Site 10 of 10 in cluster M

Relative:
Lower
Actual:
266 ft.

SWEEPS UST:
Name: RTD LOCATION 32 - HEADQUARTERS
Address: 425 S MAIN ST
City: LOS ANGELES
Status: Not reported
Comp Number: 1862
Number: Not reported
Board Of Equalization: 44-012025
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001862-000001
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 2

Name: RTD LOCATION 32 - HEADQUARTERS
Address: 425 S MAIN ST
City: LOS ANGELES
Status: Not reported
Comp Number: 1862
Number: Not reported
Board Of Equalization: 44-012025
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001862-000002
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: DIESEL
Number Of Tanks: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RTD LOCATION 32 - HEADQUARTERS (Continued)

S101583824

CA FID UST:
Facility ID: 19006530
Regulated By: UTNKI
Regulated ID: 00033831
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2132372033
Mail To: Not reported
Mailing Address: 425 S MAIN ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900130000
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

S117
North
1/8-1/4
0.195 mi.
1029 ft.

LOS ANGELES TIMES
130 S BROADWAY
LOS ANGELES, CA 90012
Site 3 of 10 in cluster S

SWEEPS UST **S101584467**
CA FID UST **N/A**

Relative:
Higher
Actual:
298 ft.

SWEEPS UST:
Name: LOS ANGELES TIMES
Address: 130 S BROADWAY
City: LOS ANGELES
Status: Not reported
Comp Number: 7269
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: 0

CA FID UST:
Facility ID: 19011693
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 130 S BROADWAY
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900120000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOS ANGELES TIMES (Continued)

S101584467

Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

S118
North
1/8-1/4
0.195 mi.
1029 ft.

130 S BROADWAY
LOS ANGELES, CA

UST U004299494
N/A

Site 4 of 10 in cluster S

Relative:
Higher
Actual:
298 ft.

LOS ANGELES UST:
Name: Not reported
Address: 130 S BROADWAY
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

P119
SW
1/8-1/4
0.197 mi.
1042 ft.

TITLE INSURANCE/SPECTRA
433 S. SPRING STREET
LOS ANGELES, CA 90013

RCRA NonGen / NLR 1024780974
CAC003000939

Site 7 of 13 in cluster P

Relative:
Lower
Actual:
270 ft.

RCRA NonGen / NLR:
Date form received by agency: 2019-02-13 00:00:00.0
Facility name: TITLE INSURANCE/SPECTRA
Facility address: 433 S. SPRING STREET
LOS ANGELES, CA 90013
EPA ID: CAC003000939
Mailing address: 2510 SUPPLY STREET
POMONA, CA 91767
Contact: FLORENCIO AVINA
Contact address: 2510 SUPPLY STREET
POMONA, CA 91767
Contact country: Not reported
Contact telephone: 909-599-0760
Contact email: IARREDONDO@SPECTRACOMPANY.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: RAY ADAMYK
Owner/operator address: 2510 SUPPLY STREET
POMONA, CA 91767
Owner/operator country: Not reported
Owner/operator telephone: 909-599-0760
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TITLE INSURANCE/SPECTRA (Continued)

1024780974

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

Owner/operator name: FLORENCIO AVINA
Owner/operator address: 2510 SUPPLY STREET
POMONA, CA 91767

Owner/operator country: Not reported
Owner/operator telephone: 909-599-0760
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

P120
SW
1/8-1/4
0.197 mi.
1042 ft.

TWIN SPRINGS, LLC.
433 S SPRING ST SU 800
LOS ANGELES, CA 90013

Site 8 of 13 in cluster P

UST U004307422
N/A

Relative:
Lower
Actual:
270 ft.

LOS ANGELES UST:
Name: TWIN SPRINGS, LLC.
Address: 433 S SPRING ST SU 800
City,State,Zip: LOS ANGELES, CA 90013
Facility ID: FA0032058
Last Run Date: 06/03/2019
Status: INACTIVE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

P121
SW
1/8-1/4
0.197 mi.
1042 ft.

LORE LAC SPRING STREET LP
433 S SPRING ST
LOS ANGELES, CA 90013

RCRA NonGen / NLR

1024855638
CAL000418515

Site 9 of 13 in cluster P

Relative:
Lower

RCRA NonGen / NLR:

Actual:
270 ft.

Date form received by agency: 2016-06-28 00:00:00.0
Facility name: LORE LAC SPRING STREET LP
Facility address: 433 S SPRING ST
LOS ANGELES, CA 90013-2009
EPA ID: CAL000418515
Mailing address: 523 W 6TH ST STE 600
LOS ANGELES, CA 90014-1217
Contact: JEFF HERRERA
Contact address: 523 W 6TH ST STE 600
LOS ANGELES, CA 90014
Contact country: Not reported
Contact telephone: 213-550-4883
Contact email: JEFF.HERRERA@RISINGRP.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: DANIEL DUBROWSKI
Owner/operator address: 100 WAUGH DR STE 600
HOUSTON, TX 77007
Owner/operator country: Not reported
Owner/operator telephone: 713-533-5860
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: JEFF HERRERA
Owner/operator address: 523 W 6TH ST STE 600
LOS ANGELES, CA 90014
Owner/operator country: Not reported
Owner/operator telephone: 213-550-4883
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

LORE LAC SPRING STREET LP (Continued)

1024855638

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

P122
SW
1/8-1/4
0.197 mi.
1042 ft.

TWIN SPRINGS, LLC.
433 S SPRING ST SU 800
LOS ANGELES, CA 90013

HAZMAT **S123550780**
N/A

Site 10 of 13 in cluster P

Relative:
Lower
Actual:
270 ft.

LOS ANGELES HM:
 Name: TWIN SPRINGS, LLC.
 Address: 433 S SPRING ST SU 800
 City,State,Zip: LOS ANGELES, CA 90013
 Facility ID: FA0032058
 Last Run Date: 06/01/2019
 Status: INACTIVE

Name: TWIN SPRINGS, LLC.
 Address: 433 S SPRING ST SU 800
 City,State,Zip: LOS ANGELES, CA 90013
 Facility ID: FA0032058
 Last Run Date: 06/01/2019
 Status: INACTIVE

P123
SW
1/8-1/4
0.197 mi.
1042 ft.

PECORARO / 433 SPRING
433 S SPRING STREET
LOS ANGELES, CA 90013

RCRA NonGen / NLR **1024763933**
CAC002983799

Site 11 of 13 in cluster P

Relative:
Lower
Actual:
270 ft.

RCRA NonGen / NLR:
 Date form received by agency: 2018-10-08 00:00:00.0
 Facility name: PECORARO / 433 SPRING
 Facility address: 433 S SPRING STREET
 LOS ANGELES, CA 90013
 EPA ID: CAC002983799
 Mailing address: 1728 INDIA STREET
 SAN DIEGO, CA 92101
 Contact: ONOFRIO F PECORARO
 Contact address: 1728 INDIA STREET
 SAN DIEGO, CA 92101
 Contact country: Not reported
 Contact telephone: 619-236-1730
 Contact email: ONOFRIO@PECORAROINC.COM
 EPA Region: 09
 Classification: Non-Generator
 Description: Handler: Non-Generators do not presently generate hazardous waste

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PECORARO / 433 SPRING (Continued)

1024763933

Owner/Operator Summary:

Owner/operator name: ONOFRIO F PECORARO
Owner/operator address: 1728 INDIA STREET
SAN DIEGO, CA 92101
Owner/operator country: Not reported
Owner/operator telephone: 619-236-1730
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: ONOFRIO F PECORARO
Owner/operator address: 1728 INDIA STREET
SAN DIEGO, CA 92101
Owner/operator country: Not reported
Owner/operator telephone: 619-236-1730
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

X124
NE
1/8-1/4
0.198 mi.
1044 ft.

LAPD - HEADQUARTERS DISPATCH
100 W 1ST ST
LOS ANGELES, CA 90012
Site 1 of 18 in cluster X

HAZMAT S123500534
CERS N/A

Relative:
Higher
Actual:
293 ft.

LOS ANGELES HM:
Name: LAPD - HEADQUARTERS DISPATCH
Address: 100 W 1ST ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0036478
Last Run Date: 06/01/2019

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - HEADQUARTERS DISPATCH (Continued)

S123500534

Status: ACTIVE

CERS:

Name: LAPD - HEADQUARTERS DISPATCH
Address: 100 W 1ST ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 129686
CERS ID: 10260229
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 129686
Site Name: LAPD - HEADQUARTERS DISPATCH
Violation Date: 03-04-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 129686
Site Name: LAPD - HEADQUARTERS DISPATCH
Violation Date: 03-04-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 129686
Site Name: LAPD - HEADQUARTERS DISPATCH
Violation Date: 01-19-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 129686
Site Name: LAPD - HEADQUARTERS DISPATCH
Violation Date: 01-19-2016
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - HEADQUARTERS DISPATCH (Continued)

S123500534

Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 129686
Site Name: LAPD - HEADQUARTERS DISPATCH
Violation Date: 03-04-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 129686
Site Name: LAPD - HEADQUARTERS DISPATCH
Violation Date: 01-19-2016
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 129686
Site Name: LAPD - HEADQUARTERS DISPATCH
Violation Date: 03-04-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 129686
Site Name: LAPD - HEADQUARTERS DISPATCH
Violation Date: 01-19-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 129686
Site Name: LAPD - HEADQUARTERS DISPATCH

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - HEADQUARTERS DISPATCH (Continued)

S123500534

Violation Date: 01-19-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 129686
Site Name: LAPD - HEADQUARTERS DISPATCH
Violation Date: 03-04-2019
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 129686
Site Name: LAPD - HEADQUARTERS DISPATCH
Violation Date: 01-19-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 129686
Site Name: LAPD - HEADQUARTERS DISPATCH
Violation Date: 03-04-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 01-24-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: No contact information in CERS account. Phone number connected to account in active and no email was listed. Site visited and spoke with the Sergeant on duty, I dropped off business card and replied to email

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - HEADQUARTERS DISPATCH (Continued)

S123500534

from facility coordinator. Will follow up once Environmental contact is sent to me.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-04-2019
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: "Consent to enter, inspect and take photographs was given by: XXXXXXXXX The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. New user instructions are provided below. NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into CERS is required between January 1 and March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-19-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: consent from John Chrispens Facilities management Division. The tank at this facility is a AGT. They never had a UGT at this facility. The building was built in 2009 and never had a UGT

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-19-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: REPRESENTATIVES FROM VARIOUS CITY DEPARTMENTS MET ON SITE TO DETERMINE WHO WOULD BE RESPONSIBLE FOR LAFD HMBP OF FACILITY. FUTURE NOTICES WILL BE SENT TO maggie.cooperharris@lacity.org, n3399@lapd.online. ALSO, PROPERTY WAS WALKED BY GROUP AND VARIOUS HAZARDOUS MATERIALS WITHIN THRESHOLD AMOUNTS IDENTIFIED. INCLUDED WAS 1000 GALLONS OF DIESEL FOUND IN A SUBTERRANEAN PARKING STRUCTURE AS WELL AS GREATER THAN 55 GALLONS OF A WATER TREATMENT CHEMICAL USED SCALE AND CORROSION INHIBITOR #101. NEW CONTACTS HAVE BEEN EMAILED WITH UPDATED MATERIAL ON HOW TO COMPLETE A SUBMITTAL AS WELL REFERRAL TO DMU ON PROGRESS AND POSSIBLE PROGRAM ELEMENT.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - HEADQUARTERS DISPATCH (Continued)

S123500534

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-19-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Consent from John Chrispens the facilities management Division Items that need to be completed! 1. Complete all CERS documentation that includes inventory, map , and contingency plan with training information. *****Upon completion please complete and notify me at steven.hamilton@lacity.org so I can clear the violation and approve CERS.*****
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Coordinates:
Site ID: 129686
Facility Name: LAPD - HEADQUARTERS DISPATCH
Env Int Type Code: HMBP
Program ID: 10260229
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.051940
Longitude: -118.244510

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 260 S MAIN ST
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: LAPD - HEADQUARTERS DISPATCH
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Legal Owner

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAPD - HEADQUARTERS DISPATCH (Continued)

S123500534

Entity Name: CITY OF LA - LAPD
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: United States
Affiliation Zip: Not reported
Affiliation Phone: (213) 482-6348

X125
NE
1/8-1/4
0.198 mi.
1044 ft.

100 W. FIRST STREET
LOS ANGELES, CA 90012

Site 2 of 18 in cluster X

RCRA NonGen / NLR 1025840236
CAC003019839

Relative:
Higher
Actual:
293 ft.

RCRA NonGen / NLR:
Date form received by agency: 2019-06-14 00:00:00.0
Facility name: Not reported
Facility address: 100 W. FIRST STREET
LOS ANGELES, CA 90012
EPA ID: CAC003019839
Mailing address: 111 E FIRST STREET, RM 600
LOS ANGELES, CA 90012
Contact: EMMANUEL O. AMESI
Contact address: 111 E. FIRST STREET ROOM 600
LOS ANGELES, CA 90012
Contact country: Not reported
Contact telephone: 213-978-3798
Contact email: EMMANUEL.AMESI@LACITY.ORG
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: LA CITY, DEPT. OF GENERAL SERVICES
Owner/operator address: 111 E FIRST STREET, RM 600
LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 213-978-3798
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: EMMANUEL O. AMESI
Owner/operator address: 111 E. FIRST STREET ROOM 600
LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 213-978-3798
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1025840236

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

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: Yes
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

X126
NE
1/8-1/4
0.198 mi.
1044 ft.

LAPD - HEADQUARTERS DISPATCH
100 W 1ST ST
LOS ANGELES, CA 90012
Site 3 of 18 in cluster X

UST U004265896
N/A

Relative:
Higher
Actual:
293 ft.

UST:
Name: LAPD - HEADQUARTERS DISPATCH
Address: 100 W 1ST ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0036478
Permitting Agency: Los Angeles City Fire Department
Latitude: 34.05194
Longitude: -118.24451

LOS ANGELES UST:

Name: LAPD - HEADQUARTERS DISPATCH
Address: 100 W 1ST ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0036478
Last Run Date: 06/03/2019
Status: INACTIVE

P127
SW
1/8-1/4
0.198 mi.
1046 ft.

ROWAN REALTY PARTNERS LLC
458 S SPRING ST
LOS ANGELES, CA 90071
Site 12 of 13 in cluster P

HAZNET S112954936
HAZMAT N/A

Relative:
Lower
Actual:
269 ft.

HAZNET:
Name: H C G G RONIN REALTY PARTNERS LLC
Address: 458 S SPRING ST
City,State,Zip: LOS ANGELES, CA 900132002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ROWAN REALTY PARTNERS LLC (Continued)

S112954936

Year: 2006
GEPAID: CAC002605971
Contact: SHAWN HO
Telephone: 2132138600
Mailing Name: Not reported
Mailing Address: 633 W 5TH ST FL 56
Mailing City,St,Zip: LOS ANGELES, CA 900712005
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Tons: 6.8
CA Waste Code: 343-Unspecified organic liquid mixture
Method: R01-Recycler
Facility County: Los Angeles

LOS ANGELES HM:

Name: ROWAN REALTY PARTNERS LLC
Address: 458 S SPRING ST
City,State,Zip: LOS ANGELES, CA 90071
Facility ID: FA0036323
Last Run Date: 06/01/2019
Status: INACTIVE

P128 ROWAN REALTY PARTNERS LLC
SW 458 S SPRING ST
1/8-1/4 LOS ANGELES, CA 90071
0.198 mi.
1046 ft. Site 13 of 13 in cluster P

UST U004307865
N/A

Relative:
Lower
Actual:
269 ft.

LOS ANGELES UST:
Name: ROWAN REALTY PARTNERS LLC
Address: 458 S SPRING ST
City,State,Zip: LOS ANGELES, CA 90071
Facility ID: FA0036323
Last Run Date: 06/03/2019
Status: INACTIVE

Y129 JUDSON RIVES BUILDING
WSW 424 S BROADWAY
1/8-1/4 LOS ANGELES, CA 90013
0.200 mi.
1057 ft. Site 1 of 8 in cluster Y

CERS TANKS S123507902
HAZMAT N/A
CERS

Relative:
Lower
Actual:
273 ft.

CERS TANKS:
Name: JUDSON RIVES BUILDING
Address: 424 S BROADWAY
City,State,Zip: LOS ANGELES, CA 90013
Site ID: 277205
CERS ID: 10630012
CERS Description: Aboveground Petroleum Storage

LOS ANGELES HM:

Name: JUDSON RIVES BUILDING
Address: 424 S BROADWAY
City,State,Zip: LOS ANGELES, CA 90013

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JUDSON RIVES BUILDING (Continued)

S123507902

Facility ID: FA0039000
Last Run Date: 06/01/2019
Status: ACTIVE

CERS:
Name: JUDSON RIVES BUILDING
Address: 424 S BROADWAY
City,State,Zip: LOS ANGELES, CA 90013
Site ID: 277205
CERS ID: 10630012
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 277205
Site Name: Judson Rives Building
Violation Date: 04-01-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 03/13/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 277205
Site Name: Judson Rives Building
Violation Date: 04-01-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 03/13/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 277205
Site Name: Judson Rives Building
Violation Date: 04-01-2015
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 03/13/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 277205
Site Name: Judson Rives Building
Violation Date: 04-01-2015
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JUDSON RIVES BUILDING (Continued)

S123507902

Violation Notes: quantities.
Returned to compliance on 03/13/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 277205
Site Name: Judson Rives Building
Violation Date: 04-01-2015
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violation Notes: Returned to compliance on 03/13/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 277205
Site Name: Judson Rives Building
Violation Date: 04-01-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violation Notes: Returned to compliance on 03/13/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-14-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspection Report Documents uploaded to CERS were reviewed and field verified. The following is a list items that need to be corrected: 1. NO violations found at time of inspection. - Building representative/ building engineer unavailable at time of inspection. - Visual inspection completed in the basement and on the rooftop. - Unable to visually inspect diesel reported per 2018 CERS submittal in basement. Rooms in basement area require a key for access. - NO violations noted on the rooftop. Generator appeared to be in proper working condition. - Thank you for providing your 2018 CERS submittal. NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires business that store, uses or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA. To receive a Consolidated Permit you must satisfy the following requirement: **** Annual submission of [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JUDSON RIVES BUILDING (Continued)

S123507902

Eval Date: 03-13-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS submittal accepted 3-13-18. Inspection to be completed within a week from this note.
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-01-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On 04/01/2015 I/we conducted a HMBP inspect of your property. I walked the building with Mr Christian Hernandez from maintenance. We found two hazardous materials the require you site to a CUPA permit.
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Coordinates:
Site ID: 277205
Facility Name: Judson Rives Building
Env Int Type Code: HMBP
Program ID: 10630012
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.048670
Longitude: -118.249660

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 424 S Broadway
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90013
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: Jeremy Miller
Entity Title: Not reported
Affiliation Address: 424 S Broadway
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90013
Affiliation Phone: (818) 687-2552

Affiliation Type Desc: Parent Corporation
Entity Name: Judson Rives Building
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JUDSON RIVES BUILDING (Continued)

S123507902

Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Property Owner
Entity Name: jeremy miller
Entity Title: Not reported
Affiliation Address: 424 S Broadway
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90013
Affiliation Phone: (818) 625-0912

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Environmental Contact
Entity Name: rebecca dinsmore
Entity Title: Not reported
Affiliation Address: 424 S Broadway
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90013
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: danielli cosgrove
Entity Title: resident manager
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: Jemco Investments
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (818) 625-0912

Affiliation Type Desc: Document Preparer
Entity Name: Brenda Puepke

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

JUDSON RIVES BUILDING (Continued)

S123507902

Entity Title: Not reported
 Affiliation Address: Not reported
 Affiliation City: Not reported
 Affiliation State: Not reported
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: Not reported

X130
NE
1/8-1/4
0.202 mi.
1069 ft.
Relative:
Higher
Actual:
290 ft.

LOS ANGELES AIR FORCE BASE - LOS ANGELES AFS
LOS ANGELES, CA
Site 4 of 18 in cluster X

LUST S106517223
MCS N/A

LUST REG 4:
 Region: 4
 Regional Board: 04
 County: Los Angeles
 Facility Id: Not reported
 Status: Not reported
 Substance: Not reported
 Substance Quantity: Not reported
 Local Case No: 300086
 Case Type: Not reported
 Abatement Method Used at the Site: Not reported
 Global ID: T0603737987
 W Global ID: Not reported
 Staff: SSH
 Local Agency: Not reported
 Cross Street: Not reported
 Enforcement Type: Not reported
 Date Leak Discovered: Not reported
 Date Leak First Reported: Not reported
 Date Leak Record Entered: Not reported
 Date Confirmation Began: Not reported
 Date Leak Stopped: Not reported
 Date Case Last Changed on Database: Not reported
 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: Not reported
 Well Name: Not reported
 Approx. Dist To Production Well (ft): Not reported
 Source of Cleanup Funding: Not reported
 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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOS ANGELES AIR FORCE BASE - LOS ANGELES AFS (Continued)

S106517223

Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: Chris PhillRPs
RP Address: Not reported
Program: DOD
Lat/Long: Not reported
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

MCS:

Name: LOS ANGELES AIR FORCE BASE - LOS ANGELES AFS
Address: Not reported
City,State,Zip: LOS ANGELES, CA
Global Id: T0603737987
Latitude: 34.05223
Longitude: -118.2436
Case Type: Military Cleanup Site
Status: Open - Inactive
Status Date: 01/01/1965
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Caseworker: Not reported
Local Agency: DEPARTMENT OF TOXIC SUBSTANCES CONTROL
RB Case Number: Not reported
LOC Case Number: 300086
File Location: Not reported
Potential Media Affect: Not reported
EDR Link ID: T0603737987
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Q131
East
1/8-1/4
0.204 mi.
1079 ft.

DOUBLE TREE HOTEL
120 S LOS ANGELES
LOS ANGELES, CA 90012

RCRA NonGen / NLR 1024745352
CAC002965119

Site 6 of 10 in cluster Q

Relative:
Lower
Actual:
278 ft.

RCRA NonGen / NLR:
Date form received by agency: 2018-06-06 00:00:00
Facility name: DOUBLE TREE HOTEL
Facility address: 120 S LOS ANGELES
LOS ANGELES, CA 90012
EPA ID: CAC002965119
Contact: RICHARD MARLETTE
Contact address: 120 S LOS ANGELES
LOS ANGELES, CA 90012
Contact country: Not reported
Contact telephone: 213-253-9267

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DOUBLE TREE HOTEL (Continued)

1024745352

Contact email: TNIXON@ENVIRONMENTALLOGISTICS.ORG
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: DOUBLE TREE HOTEL
Owner/operator address: 120 S LOS ANGELES
LOS ANGELES, CA 90012

Owner/operator country: Not reported
Owner/operator telephone: 213-253-9267
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: RICHARD MARLETTE
Owner/operator address: 120 S LOS ANGELES
LOS ANGELES, CA 90012

Owner/operator country: Not reported
Owner/operator telephone: 213-253-9267
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1025847361

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

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Q134
East
1/8-1/4
0.204 mi.
1079 ft.

THE NEW OTANI HOTEL & GARDENS
120 S LOS ANGELES ST
LOS ANGELES, CA 90012
Site 9 of 10 in cluster Q

DRYCLEANERS S106840936
EMI N/A
HAZMAT
CERS

Relative:
Lower
Actual:
278 ft.

DRYCLEAN SOUTH COAST:

Name: THE NEW OTANI HOTEL & GARDENS
Address: 120 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 21337
Application Number: 118445
Permit Number: M36454
Status: S
Representative Name: LADD CHASE
Representative Telephone: 213 6291200
Permit Status: INACTIVE
BCAT Number: 000234
BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number: 04
CCAT Description: VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East: 385.30099487
UTM North: 3768.3330078

EMI:

Name: THE NEW OTANI HOTEL & GARDENS
Address: 120 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 90012
Year: 1995
County Code: 19
Air Basin: SC
Facility ID: 21337
Air District Name: SC
SIC Code: 7011
Air District Name: SOUTH COAST AQMD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE NEW OTANI HOTEL & GARDENS (Continued)

S106840936

Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

LOS ANGELES HM:

Name: DOUBLETREE BY HILTON HOTEL
Address: 120 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0002452
Last Run Date: 06/01/2019
Status: ACTIVE

CERS:

Name: DOUBLETREE BY HILTON HOTEL
Address: 120 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 112478
CERS ID: 10241119
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 112478
Site Name: DOUBLETREE BY HILTON HOTEL
Violation Date: 04-07-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 02/25/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 112478
Site Name: DOUBLETREE BY HILTON HOTEL
Violation Date: 02-15-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 02/25/2019. Review, update and resubmit the Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. Ensure the phone numbers for the local CUPA (213) 978-3680, Regional Water Quality Control Board (213) 576-6600, and nearest hospital facility are inputted correctly. You can download the most current CONTINGENCY PLAN form as well as CONTINGENCY PLAN INSTRUCTIONS in the Hazardous Materials Business Plan Section (HMBP) using the following link
<https://www.lafd.org/fire-prevention/cupa/documents-forms>

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE NEW OTANI HOTEL & GARDENS (Continued)

S106840936

Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 112478
Site Name: DOUBLETREE BY HILTON HOTEL
Violation Date: 04-07-2016
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes: Returned to compliance on 02/25/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 112478
Site Name: DOUBLETREE BY HILTON HOTEL
Violation Date: 04-07-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 02/25/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 112478
Site Name: DOUBLETREE BY HILTON HOTEL
Violation Date: 04-07-2016
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 02/25/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 112478
Site Name: DOUBLETREE BY HILTON HOTEL
Violation Date: 04-07-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 02/25/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 112478
Site Name: DOUBLETREE BY HILTON HOTEL
Violation Date: 04-07-2016

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE NEW OTANI HOTEL & GARDENS (Continued)

S106840936

Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: Returned to compliance on 02/25/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 112478
Site Name: DOUBLETREE BY HILTON HOTEL
Violation Date: 04-07-2016
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 02/25/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 112478
Site Name: DOUBLETREE BY HILTON HOTEL
Violation Date: 04-07-2016
Citation: HSC 6.95 25508.1(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(f)
Violation Description: Failure to electronically update the business plan within 30 days of a substantial change.
Violation Notes: Returned to compliance on 02/25/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 112478
Site Name: DOUBLETREE BY HILTON HOTEL
Violation Date: 04-07-2016
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to provide a copy of the business plan to the owner or the owner's agent within five working days after receiving a request for a copy from the owner or the owner's agent.
Violation Notes: Returned to compliance on 02/25/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 112478
Site Name: DOUBLETREE BY HILTON HOTEL
Violation Date: 04-07-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 02/25/2019.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE NEW OTANI HOTEL & GARDENS (Continued)

S106840936

Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 112478
Site Name: DOUBLETREE BY HILTON HOTEL
Violation Date: 04-07-2016
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violation Notes: Returned to compliance on 02/25/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 112478
Site Name: DOUBLETREE BY HILTON HOTEL
Violation Date: 04-07-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.

Violation Notes: Returned to compliance on 02/25/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 112478
Site Name: DOUBLETREE BY HILTON HOTEL
Violation Date: 04-07-2016
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.

Violation Notes: Returned to compliance on 02/25/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-15-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: "Consent to enter, inspect and take photographs was given by: JULIO A. The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE NEW OTANI HOTEL & GARDENS (Continued)

S106840936

violation. NOTE: The LAMC, Sections (L.A.M.C. SECTION 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into CERS is required between January 1 and March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. As a reminder, you must complete all the [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-25-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Prior violations issued cleared under "Not Observed". 2019 violation cleared and "Documented".

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-07-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by (RICHARD PEREZ - DIRECTOR OF ENGINEER). EMAIL: RICHARD.PEREZ2@HILTON.COM Observed the facility and inspected hazardous materials storage. Annual employee safety training records were not maintained. Facility has also not electronically disclosed the onsite hazardous materials inventory or submitted a business emergency plan in California Environmental Reporting System (CERS). Please go to <https://cersbusiness2.calepa.ca.gov> to complete a chemical inventory disclosure and business emergency plan. The facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Coordinates:
Site ID: 112478
Facility Name: DOUBLETREE BY HILTON HOTEL
Env Int Type Code: HMBP
Program ID: 10241119
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.050560
Longitude: -118.242640

Affiliation:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE NEW OTANI HOTEL & GARDENS (Continued)

S106840936

Affiliation Type Desc: Environmental Contact
Entity Name: Richard Perez
Entity Title: Not reported
Affiliation Address: 120 S Los Angeles
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Brooke Vandenbrink
Entity Title: Director of Finance
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Document Preparer
Entity Name: Brooke Vandenbrink
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 120 S LOS ANGELES ST
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: Han's Hospitality at 120 Downtown LA, LLC
Entity Title: Not reported
Affiliation Address: 120 S LOS ANGELES ST
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: United States

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE NEW OTANI HOTEL & GARDENS (Continued)

S106840936

Affiliation Zip: 90012
Affiliation Phone: (213) 629-1200

Affiliation Type Desc: Operator
Entity Name: Han's Hospitality at 120 Downtown LA, LLC
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 629-1200

Affiliation Type Desc: Parent Corporation
Entity Name: DOUBLETREE BY HILTON HOTEL
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Q135
East
1/8-1/4
0.204 mi.
1079 ft.

NEW OTANI HOTEL THE
120 S LOS ANGELES ST
LOS ANGELES, CA 90012

RCRA-SQG **1000126950**
FINDS **CAD981649387**
ECHO
HAZNET

Site 10 of 10 in cluster Q

Relative:
Lower

RCRA-SQG:

Actual:
278 ft.

Date form received by agency: 1996-09-01 00:00:00.0
Facility name: NEW OTANI HOTEL THE
Facility address: 120 S LOS ANGELES ST
LOS ANGELES, CA 90012
EPA ID: CAD981649387
Contact: Not reported
Contact address: Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: ELLIOTT HARKIN
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NEW OTANI HOTEL THE (Continued)

1000126950

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

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 1987-01-09 00:00:00.0
Site name: NEW OTANI HOTEL THE
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002736914

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NEW OTANI HOTEL THE (Continued)

1000126950

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000126950
Registry ID: 110002736914
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002736914>

HAZNET:

Name: NEW OTANI HOTEL THE
Address: 120 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 1996
GEPaid: CAD981649387
Contact: INACTIVE PER 95 FEE FORM
Telephone: --
Mailing Name: Not reported
Mailing Address: 120 S LOS ANGELES ST
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAD982444481
TSD County: San Bernardino
Tons: 0.005
CA Waste Code: 512-Other empty containers 30 gallons or more
Method: R01-Recycler
Facility County: Los Angeles

Name: NEW OTANI HOTEL THE
Address: 120 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 1996
GEPaid: CAD981649387
Contact: INACTIVE PER 95 FEE FORM
Telephone: --
Mailing Name: Not reported
Mailing Address: 120 S LOS ANGELES ST
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Tons: 0.1042
CA Waste Code: 741-Liquids with halogenated organic compounds >= 1,000 Mg./L
Method: H01-Transfer Station
Facility County: Los Angeles

Z136
SSE
1/8-1/4
0.205 mi.
1084 ft.

WALTER LAWRENCE INK INC
218 E BOYD ST
LOS ANGELES, CA 90013
Site 1 of 6 in cluster Z

HAZMAT S123542762
N/A

Relative:
Lower
Actual:
262 ft.

LOS ANGELES HM:
Name: WALTER LAWRENCE INK INC
Address: 218 E BOYD ST
City,State,Zip: LOS ANGELES, CA 90013
Facility ID: FA0004763

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WALTER LAWRENCE INK INC (Continued)

S123542762

Last Run Date: 06/01/2019
Status: INACTIVE

Z137
SSE
1/8-1/4
0.205 mi.
1084 ft.

WALTER W LAWRENCE INK CO
218 BOYD ST
LOS ANGELES, CA 90033

SWEEPS UST **S101586835**
CA FID UST **N/A**

Site 2 of 6 in cluster Z

Relative:
Lower

SWEEPS UST:
Name: WALTER W LAWRENCE INK CO
Address: 218 BOYD ST
City: LOS ANGELES
Status: Not reported
Comp Number: 6682
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: 0

Actual:
262 ft.

CA FID UST:
Facility ID: 19054519
Regulated By: UTKNI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 218 BOYD ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900330000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

V138
West
1/8-1/4
0.206 mi.
1088 ft.

4TH AND HILL
LOS ANGELES, CA
Site 5 of 15 in cluster V

UST **U004302948**
N/A

Relative:
Lower
Actual:
280 ft.

LOS ANGELES UST:
Name: Not reported
Address: 4TH AND HILL
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

S139
NNE
1/8-1/4
0.210 mi.
1111 ft.

TIMES MIRROR COMPANY THE#
220 W. 1ST STREET
LOS ANGELES, CA 90053
Site 5 of 10 in cluster S

RCRA-SQG **1000221221**
CAD008382400

Relative:
Higher
Actual:
299 ft.

RCRA-SQG:
Date form received by agency: 2000-10-12 00:00:00.0
Facility name: TIMES MIRROR COMPANY THE#
Site name: TIMES MIRROR COMPANY
Facility address: 220 W. 1ST STREET
TIMES MIRROR SQUARE
LOS ANGELES, CA 90053

EPA ID: CAD008382400
Contact: MARY ELLEN VOJTEK
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: 213-237-5014
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

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TIMES MIRROR COMPANY THE# (Continued)

1000221221

Historical Generators:

Date form received by agency: 1999-03-04 00:00:00.0
Site name: TIMES MIRROR CORP.
Classification: Large Quantity Generator

Date form received by agency: 1996-09-01 00:00:00.0
Site name: TIMES MIRROR COMPANY THE#
Classification: Small Quantity Generator

Date form received by agency: 1980-10-27 00:00:00.0
Site name: TIMES MIRROR COMPANY THE#
Classification: Large Quantity Generator

Violation Status: No violations found

Y140
WSW
1/8-1/4
0.211 mi.
1114 ft.

DTLA BIKES INC
425 S BROADWAY UNIT A
LOS ANGELES, CA 90013

RCRA NonGen / NLR **1024871776**
CAL000440422

Site 2 of 8 in cluster Y

Relative:
Lower
Actual:
274 ft.

RCRA NonGen / NLR:

Date form received by agency: 2018-10-29 00:00:00.0
Facility name: DTLA BIKES INC
Facility address: 425 S BROADWAY UNIT A
LOS ANGELES, CA 90013
EPA ID: CAL000440422
Contact: RODNEY MASJEDI
Contact address: 425 S BROADWAY UNIT A
LOS ANGELES, CA 90013
Contact country: Not reported
Contact telephone: 213-533-8000
Contact email: INFOEDTLABIKES.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: RODNEY MASJEDI
Owner/operator address: 425 S BROADWAY UNIT A
LOS ANGELES, CA 90013
Owner/operator country: Not reported
Owner/operator telephone: 213-533-8000
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: RODNEY MASJEDI
Owner/operator address: 425 S BROADWAY UNIT A
LOS ANGELES, CA 90013
Owner/operator country: Not reported
Owner/operator telephone: 213-533-8000
Owner/operator email: Not reported
Owner/operator fax: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DTLA BIKES INC (Continued)

1024871776

Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Y141
WSW
1/8-1/4
0.211 mi.
1114 ft.

**430 S BROADWAY
LOS ANGELES, CA
Site 3 of 8 in cluster Y**

UST U004302633
N/A

Relative:
Lower
Actual:
272 ft.

LOS ANGELES UST:
Name: Not reported
Address: 430 S BROADWAY
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

Y142
WSW
1/8-1/4
0.211 mi.
1114 ft.

**430 S BROADWAY ST
LOS ANGELES, CA
Site 4 of 8 in cluster Y**

UST U004302632
N/A

Relative:
Lower
Actual:
272 ft.

LOS ANGELES UST:
Name: Not reported
Address: 430 S BROADWAY ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

X143 **CHANDLER LEASE PROPERTY**
NE **MAIN ST**
1/8-1/4 **LOS ANGELES, CA 90061**
0.214 mi.
1130 ft. **Site 5 of 18 in cluster X**

CPS-SLIC **S105651003**
CHMIRS **N/A**
CERS

Relative:
Higher

Actual:
288 ft.

CPS-SLIC:
Name: CHANDLER LEASE PROPERTY
Address: MAIN ST
City,State,Zip: LOS ANGELES, CA 90061
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 08/12/1996
Global Id: SLT43191189
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 33.920686
Longitude: -118.274002
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: 0292
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:](#)

CHMIRS:

Name: Not reported
Address: MAIN ST AND FIRST ST
City,State,Zip: LOS ANGELES, CA 90012
OES Incident Number: 7-1921
OES notification: 05/14/1997
OES Date: Not reported
OES Time: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA DOT PUC/ICC Number: Not reported
Company Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHANDLER LEASE PROPERTY (Continued)

S105651003

Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Reporting Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	1997
Agency:	MTA
Incident Date:	5/10/1997 12:00:00 AM
Admin Agency:	Los Angeles City Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Road
E Date:	Not reported
Substance:	Diesel Fuel
Gallons:	10
Unknown:	0
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	3
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Bus and Car collision, bus fuel tank ruptured, 3 injuries from accident, not fuel spill

CERS:

Name:	CHANDLER LEASE PROPERTY
Address:	MAIN ST
City,State,Zip:	LOS ANGELES, CA 90061
Site ID:	258829
CERS ID:	SLT43191189
CERS Description:	Cleanup Program Site

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

X144 **CALTRANS DISTRICT 7 HEADQUARTERS**
NE **100 S MAIN ST**
1/8-1/4 **LOS ANGELES, CA 90012**
0.215 mi.
1134 ft. **Site 6 of 18 in cluster X**

UST **U004307711**
 N/A

Relative: LOS ANGELES UST:
Higher Name: CALTRANS DISTRICT 7 HEADQUARTERS
 Address: 100 S MAIN ST
Actual: City,State,Zip: LOS ANGELES, CA 90012
288 ft. Facility ID: FA0035141
 Last Run Date: 06/03/2019
 Status: INACTIVE

X145 **CALTRANS, DISTRICT NUMBER 07**
NE **100 S. MAIN STREET**
1/8-1/4 **LOS ANGELES, CA 90012**
0.215 mi.
1134 ft. **Site 7 of 18 in cluster X**

RCRA NonGen / NLR **1024757757**
 CAC002977597

Relative: RCRA NonGen / NLR:
Higher Date form received by agency: 2018-08-27 00:00:00.0
Actual: Facility name: CALTRANS, DISTRICT NUMBER 07
288 ft. Facility address: 100 S. MAIN STREET
 LOS ANGELES, CA 90012
 EPA ID: CAC002977597
 Contact: JUAN ARIAS
 Contact address: 11229 S. WOODRUFF AVE
 DOWNEY, CA 90241
 Contact country: Not reported
 Contact telephone: 562-254-7835
 Contact email: JUAN.ARIAS@DOT.CA.GOV
 EPA Region: 09
 Classification: Non-Generator
 Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: CALTRANS DISTRICT 7
Owner/operator address: 100 S. MAIN STREET
 LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 562-401-3333
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: JUAN ARIAS
Owner/operator address: 11229 S. WOODRUFF AVE
 DOWNEY, CA 90241
Owner/operator country: Not reported
Owner/operator telephone: 562-254-7835
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRANS, DISTRICT NUMBER 07 (Continued)

1024757757

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

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

X146
NE
1/8-1/4
0.215 mi.
1134 ft.

**100 S MAIN ST
LOS ANGELES, CA 90012**

Site 8 of 18 in cluster X

**RCRA NonGen / NLR 1025863338
CAC003044104**

Relative:
Higher

RCRA NonGen / NLR:

Actual:
288 ft.

Date form received by agency: 2019-11-20 00:00:00.0
Facility name: Not reported
Facility address: 100 S MAIN ST
LOS ANGELES, CA 90012-3712
EPA ID: CAC003044104
Mailing address: 100 S MAIN ST. MS-16
LOS ANGELES, CA 90012-3712
Contact: MICHAEL CHOU
Contact address: 1041 W BADILLO ST
COVINA, CA 91722
Contact country: Not reported
Contact telephone: 626-339-1601
Contact email: MICHEAL.CHOU@DOT.CA.GOV
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: PENNY NAKASHIMA
Owner/operator address: 100 S MAIN ST. MS-16
LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 213-897-0670
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1025863338

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

Owner/operator name: MICHAEL CHOU
Owner/operator address: 1041 W BADILLO ST
COVINA, CA 91722

Owner/operator country: Not reported
Owner/operator telephone: 626-339-1601
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): Not reported
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

X147
NE
1/8-1/4
0.215 mi.
1134 ft.

CALTRANS
100 S. MAIN ST.
LOS ANGELES, CA 90012

RCRA NonGen / NLR

1024776351
CAC002996286

Site 9 of 18 in cluster X

Relative:
Higher
Actual:
288 ft.

RCRA NonGen / NLR:
Date form received by agency: 2019-01-11 00:00:00.0
Facility name: CALTRANS
Facility address: 100 S. MAIN ST.
LOS ANGELES, CA 90012

EPA ID: CAC002996286
Mailing address: 2621 HONOLULU AVE
MONTROSE, CA 91020

Contact: MARCO MOLINA
Contact address: 2621 HONOLULU AVE
MONTROSE, CA 91020

Contact country: Not reported
Contact telephone: 818-249-4932
Contact email: MICHELLE@INTERIORDEMOLITION.NET
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRANS (Continued)

1024776351

Owner/Operator Summary:

Owner/operator name: CALTRANS LUI
Owner/operator address: 100 S. MAIN ST.
LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 213-897-0694
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: MARCO MOLINA
Owner/operator address: 2621 HONOLULU AVE
MONTROSE, CA 91020
Owner/operator country: Not reported
Owner/operator telephone: 818-249-4932
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

X148
NE
1/8-1/4
0.215 mi.
1134 ft.

CALTRANS DISTRICT 7 HEADQUARTERS
100 S MAIN ST
LOS ANGELES, CA 90012
Site 10 of 18 in cluster X

HAZNET S112938571
HAZMAT N/A

Relative:
Higher
Actual:
288 ft.

HAZNET:
Name: CALTRANS DIST 7-ADMIN
Address: 100 S MAIN ST
City,State,Zip: LOS ANGELES, CA 90012
Year: 2011
GEPaid: CAC002579165

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRANS DISTRICT 7 HEADQUARTERS (Continued)

S112938571

Contact: JAMES HAMMER
Telephone: 2138970371
Mailing Name: Not reported
Mailing Address: 120 S SPRING ST
Mailing City,St,Zip: LOS ANGELES, CA 90012
Gen County: Los Angeles
TSD EPA ID: CAD044429835
TSD County: Los Angeles
Tons: 0.675
CA Waste Code: 352-Other organic solids
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

Name: CALTRANS DIST 7-ADMIN
Address: 100 S MAIN ST
City,State,Zip: LOS ANGELES, CA 90012
Year: 2011
GEPaid: CAC002579165
Contact: JAMES HAMMER
Telephone: 2138970371
Mailing Name: Not reported
Mailing Address: 120 S SPRING ST
Mailing City,St,Zip: LOS ANGELES, CA 90012
Gen County: Los Angeles
TSD EPA ID: CAD044429835
TSD County: Los Angeles
Tons: 0.04
CA Waste Code: 331-Off-specification, aged or surplus organics
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

LOS ANGELES HM:
Name: CALTRANS DISTRICT 7 HEADQUARTERS
Address: 100 S MAIN ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0035141
Last Run Date: 06/01/2019
Status: INACTIVE

X149
NE
1/8-1/4
0.215 mi.
1134 ft.

**CALTRANS, DISTRICT 7
100 SOUTH MAIN STREET
LOS ANGELES, CA 90012**
Site 11 of 18 in cluster X

**RCRA NonGen / NLR 1024779035
CAC002998983**

**Relative:
Higher
Actual:
288 ft.**

RCRA NonGen / NLR:
Date form received by agency: 2019-01-30 00:00:00.0
Facility name: CALTRANS, DISTRICT 7
Facility address: 100 SOUTH MAIN STREET
LOS ANGELES, CA 90012
EPA ID: CAC002998983
Contact: ALFRED IRA
Contact address: 1525 RANCHO CONEJO BLVD. STE 102
THOUSAND OAKS, CA 91320
Contact country: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRANS, DISTRICT 7 (Continued)

1024779035

Contact telephone: 805-480-4928
Contact email: ALFRED.IRA@DOT.CA.GOV
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: CALTRANS, DISTRICT 7
Owner/operator address: 100 SOUTH MAIN STREET
LOS ANGELES, CA 90012

Owner/operator country: Not reported
Owner/operator telephone: 805-480-4928
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: ALFRED IRA
Owner/operator address: 1525 RANCHO CONEJO BLVD. STE 102
THOUSAND OAKS, CA 91320

Owner/operator country: Not reported
Owner/operator telephone: 805-480-4928
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used 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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

X150
NE
1/8-1/4
0.215 mi.
1134 ft.

CALTRANS
100 S. MAIN ST.
LOS ANGELES, CA 90012

RCRA NonGen / NLR **1024753767**
CAC002973581

Site 12 of 18 in cluster X

Relative:
Higher

RCRA NonGen / NLR:

Actual:
288 ft.

Date form received by agency: 2018-08-01 00:00:00.0
Facility name: CALTRANS
Facility address: 100 S. MAIN ST.
LOS ANGELES, CA 90012
EPA ID: CAC002973581
Mailing address: 18000 STUDEBAKER RD., SUITE #360
CERRITOS, CA 90703
Contact: THANG T TON
Contact address: 18000 STUDEBAKER RD., SUITE #360
CERRITOS, CA 90703
Contact country: Not reported
Contact telephone: 562-916-7962
Contact email: THANG.TON@DOT.CA.GOV
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: CALTRANS MOCK
Owner/operator address: 100 S. MAIN ST.
LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 310-261-8467
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: THANG T TON
Owner/operator address: 18000 STUDEBAKER RD., SUITE #360
CERRITOS, CA 90703
Owner/operator country: Not reported
Owner/operator telephone: 562-916-7962
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRANS (Continued)

1024753767

On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used 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

**X151
NE
1/8-1/4
0.215 mi.
1134 ft.**

**CALIFORNIA DEPARTMENT OF TRANSPORTATION
100 SOUTH MAIN STREET
LOS ANGELES, CA 90012**

RCRA NonGen / NLR

**1024769424
CAC002989315**

Site 13 of 18 in cluster X

**Relative:
Higher
Actual:
288 ft.**

RCRA NonGen / NLR:
Date form received by agency: 2018-11-14 00:00:00.0
Facility name: CALIFORNIA DEPARTMENT OF TRANSPORTATION
Facility address: 100 SOUTH MAIN STREET
LOS ANGELES, CA 90012
EPA ID: CAC002989315
Contact: MICHAEL SALISBURY
Contact address: 100 SOUTH MAIN STREET 12-268
LOS ANGELES, CA 90012
Contact country: Not reported
Contact telephone: 213-897-3640
Contact email: MICHAEL.SALISBURY@DOT.CA.GOV
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: MICHAEL SALISBURY
Owner/operator address: 100 SOUTH MAIN STREET 12-268
LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 213-897-3640
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: MICHAEL SALISBURY
Owner/operator address: 100 SOUTH MAIN STREET 12-268
LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 213-897-3640
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALIFORNIA DEPARTMENT OF TRANSPORTATION (Continued)

1024769424

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

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used 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

X152
NE
1/8-1/4
0.215 mi.
1134 ft.

CALTRANS DISTRICT 7 MAINTENANCE EQUIPMENT SHOP
100 S MAIN ST
LOS ANGELES, CA 90012

RCRA NonGen / NLR

1009216546
CAR000169334

Site 14 of 18 in cluster X

Relative:
Higher

RCRA NonGen / NLR:

Actual:
288 ft.

Date form received by agency: 2006-01-17 00:00:00.0
Facility name: CALTRANS DISTRICT 7 MAINTENANCE EQUIPMENT SHOP
Facility address: 100 S MAIN ST
LOS ANGELES, CA 90012-0000
EPA ID: CAR000169334
Mailing address: 100 S MAIN ST MS-3
LOS ANGELES, CA 90012-0000
Contact: ANTONIO GARCIA
Contact address: 100 S. MAIN STREET; MAIL STOP 3
LOS ANGELES, CA 90012
Contact country: Not reported
Contact telephone: 213-620-2107
Contact email: ANTONIO.GARCIA@DOT.CA.GOV
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: ANTONIO GARCIA
Owner/operator address: 100 S. MAIN STREET; MAIL STOP 3
LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 213-620-2107
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRANS DISTRICT 7 MAINTENANCE EQUIPMENT SHOP (Continued)

1009216546

Owner/Op end date: Not reported

Owner/operator name: CALIFORNIA DEPT OF TRANS/CALTRANS
Owner/operator address: 1120 N ST MS 31
SACRAMENTO, CA 95814

Owner/operator country: Not reported
Owner/operator telephone: 916-653-7507
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: DEPARTMENT OF TRANSPORTATION
Owner/operator address: 1120 N ST
SACRAMENTO, CA 95814

Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: State
Owner/Operator Type: Owner
Owner/Op start date: 2004-01-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: GILBERT MOTA
Owner/operator address: Not reported
Not reported

Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: State
Owner/Operator Type: Operator
Owner/Op start date: 2005-12-01 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: Yes
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: Yes
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRANS DISTRICT 7 MAINTENANCE EQUIPMENT SHOP (Continued)

1009216546

Historical Generators:

Date form received by agency: 2005-12-08 00:00:00.0
Site name: CALTRANS EQUIPMENT SHOP
Classification: Small Quantity Generator

Hazardous Waste Summary:

- . Waste code: D001
. Waste name: IGNITABLE WASTE

- . Waste code: D002
. Waste name: CORROSIVE WASTE

- . Waste code: D006
. Waste name: CADMIUM

- . Waste code: D008
. Waste name: LEAD

- . 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.

Violation Status: No violations found

**X153
NE
1/8-1/4
0.215 mi.
1134 ft.**

**100 SOUTH MAIN STREET
LOS ANGELES, CA 90012**

Site 15 of 18 in cluster X

**RCRA NonGen / NLR 1025834234
CAC003013814**

**Relative:
Higher
Actual:
288 ft.**

RCRA NonGen / NLR:
Date form received by agency: 2019-05-07 00:00:00.0
Facility name: Not reported
Facility address: 100 SOUTH MAIN STREET
LOS ANGELES, CA 90012
EPA ID: CAC003013814
Contact: MICHAEL SALISBURY
Contact address: 100 SOUTH MAIN STREET MS 16
LOS ANGELES, CA 90012
Contact country: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1025834234

Contact telephone: 213-897-3640
Contact email: MICHAEL.SALISBURY@DOT.CA.GOV
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: CALIFORNIA DEPARTMENT OF TRANS.
Owner/operator address: 100 SOUTH MAIN STREET MS 12-267
LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 213-897-1350
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: MICHAEL SALISBURY
Owner/operator address: 100 SOUTH MAIN STREET MS 16
LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 213-897-3640
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: Yes
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

X154 **CALIFORNIA DEPARTMENT OF TRANSPORTATION** **RCRA NonGen / NLR** **1024769431**
NE **100 SOUTH MAIN STREET** **CAC002989322**
1/8-1/4 **LOS ANGELES, CA 90012**

0.215 mi.
1134 ft. **Site 16 of 18 in cluster X**

Relative:
Higher

Actual:
288 ft.

RCRA NonGen / NLR:
Date form received by agency: 2018-11-14 00:00:00.0
Facility name: CALIFORNIA DEPARTMENT OF TRANSPORTATION
Facility address: 100 SOUTH MAIN STREET
LOS ANGELES, CA 90012
EPA ID: CAC002989322
Contact: STEWART FONG
Contact address: 100 SOUTH MAIN STREET 12-275
LOS ANGELES, CA 90012
Contact country: Not reported
Contact telephone: 213-897-4718
Contact email: STEWART.FONG@DOT.CA.GOV
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: STEWART FONG
Owner/operator address: 100 SOUTH MAIN STREET 12-275
LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 213-897-4718
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: STEWART FONG
Owner/operator address: 100 SOUTH MAIN STREET 12-275
LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 213-897-4718
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALIFORNIA DEPARTMENT OF TRANSPORTATION (Continued)

1024769431

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

S155
NNE
1/8-1/4
0.219 mi.
1157 ft.

MANGROVE SITE
SKANSKA MANGROVE SITE
LOS ANGELES, CA 90012
Site 6 of 10 in cluster S

AST A100422143
N/A

Relative:
Higher

AST:

Actual:
300 ft.

Name: MANGROVE SITE
Address: SKANSKA MANGROVE SITE
City/Zip: LOS ANGELES,90012
Certified Unified Program Agencies: Not reported
Owner: Skanska
Total Gallons: Not reported
CERSID: 10626772
Facility ID: Not reported
Business Name: LA County Metropolitan Transportation Authority
Phone: 951 368-6455
Fax: Not reported
Mailing Address: 416 E. Temple St.
Mailing Address City: Los Angles
Mailing Address State: CA
Mailing Address Zip Code: 90012
Operator Name: Roy Widney
Operator Phone: 951 368-6455
Owner Phone: 951 205-8945
Owner Mail Address: Mangrove Site
Owner State: CA
Owner Zip Code: 92509
Owner Country: United States
Property Owner Name: Not reported
Property Owner Phone: Not reported
Property Owner Mailing Address: Not reported
Property Owner City: Not reported
Property Owner Stat : Not reported
Property Owner Zip Code: Not reported
Property Owner Country: Not reported
EPAID: CAL000404040

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

V156 West 1/8-1/4 0.219 mi. 1158 ft.	401-05 S HILL ST LOS ANGELES, CA Site 6 of 15 in cluster V LOS ANGELES UST: Name: Not reported Address: 401-05 S HILL ST City,State,Zip: LOS ANGELES, CA Facility ID: Not reported Last Run Date: 01/01/1900 Status: HISTORICAL	UST	U004302432 N/A
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V157 West 1/8-1/4 0.219 mi. 1158 ft.	401 S HILL ST LOS ANGELES, CA Site 7 of 15 in cluster V LOS ANGELES UST: Name: Not reported Address: 401 S HILL ST City,State,Zip: LOS ANGELES, CA Facility ID: Not reported Last Run Date: 01/01/1900 Status: HISTORICAL	UST	U004302430 N/A
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X158 NE 1/8-1/4 0.219 mi. 1158 ft.	CITY OF LA - CITY HALL 131 N MAIN ST LOS ANGELES, CA 90012 Site 17 of 18 in cluster X LOS ANGELES HM: Name: CITY OF LA - CITY HALL Address: 131 N MAIN ST City,State,Zip: LOS ANGELES, CA 90012 Facility ID: FA0035185 Last Run Date: 06/01/2019 Status: INACTIVE	HAZMAT	S123551610 N/A
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X159 NE 1/8-1/4 0.219 mi. 1158 ft.	CITY OF LA - CITY HALL 131 N MAIN ST LOS ANGELES, CA 90012 Site 18 of 18 in cluster X LOS ANGELES UST: Name: CITY OF LA - CITY HALL Address: 131 N MAIN ST City,State,Zip: LOS ANGELES, CA 90012 Facility ID: FA0035185 Last Run Date: 06/03/2019 Status: INACTIVE	UST	U004307723 N/A
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MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

Y160
WSW
1/8-1/4
0.221 mi.
1168 ft.

431-432 S BROADWAY ST
LOS ANGELES, CA

UST **U004302645**
 N/A

Site 5 of 8 in cluster Y

Relative:
Lower
Actual:
273 ft.

LOS ANGELES UST:
 Name: Not reported
 Address: 431-432 S BROADWAY ST
 City,State,Zip: LOS ANGELES, CA
 Facility ID: Not reported
 Last Run Date: 01/01/1900
 Status: HISTORICAL

U161
SE
1/8-1/4
0.222 mi.
1173 ft.

SCHWARTZ HARRY YARN & CO INC
321 E THIRD ST
LOS ANGELES, CA 90013

RCRA NonGen / NLR **1000435312**
FINDS **CAD001569722**
ECHO

Site 2 of 2 in cluster U

Relative:
Lower
Actual:
266 ft.

RCRA NonGen / NLR:
 Date form received by agency: 1980-07-03 00:00:00.0
 Facility name: SCHWARTZ HARRY YARN & CO INC
 Facility address: 321 E THIRD ST
 LOS ANGELES, CA 90013
 EPA ID: CAD001569722
 Mailing address: E THIRD ST
 LOS ANGELES, CA 90013
 Contact: ENVIRONMENTAL MANAGER
 Contact address: 321 E THIRD ST
 LOS ANGELES, CA 90013
 Contact country: US
 Contact telephone: 213-624-7644
 Contact email: Not reported
 EPA Region: 09
 Classification: Non-Generator
 Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
 Owner/operator name: NOT REQUIRED
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
 Owner/operator country: Not reported
 Owner/operator telephone: 415-555-1212
 Owner/operator email: Not reported
 Owner/operator fax: Not reported
 Owner/operator extension: Not reported
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
 Owner/operator country: Not reported
 Owner/operator telephone: 415-555-1212
 Owner/operator email: Not reported
 Owner/operator fax: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SCHWARTZ HARRY YARN & CO INC (Continued)

1000435312

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

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002629102

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000435312
Registry ID: 110002629102
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002629102>

S162 U.S. GENERAL SERVICES ADMIN
NNE 107 S BROADWAY ST
1/8-1/4 LOS ANGELES, CA 90012
0.223 mi.
1180 ft. Site 7 of 10 in cluster S

UST U004305827
N/A

Relative: LOS ANGELES UST:
Higher Name: U.S. GENERAL SERVICES ADMIN
Actual: Address: 107 S BROADWAY ST
300 ft. City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0004876

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

U.S. GENERAL SERVICES ADMIN (Continued)

U004305827

Last Run Date: 06/03/2019
Status: INACTIVE

**S163
NNE
1/8-1/4
0.223 mi.
1180 ft.**

**CALIF. DEPT. OF TRANSPORTATION DISTRICT - 9
107 S BROADWAY
LOS ANGELES, CA 90012**

**SWEEPS UST
HIST UST
CA FID UST**

**S101617142
N/A**

Site 8 of 10 in cluster S

**Relative:
Higher
Actual:
300 ft.**

SWEEPS UST:
Name: LOS ANGELES STATE OFFICE BUILD
Address: 107 S BROADWAY
City: LOS ANGELES
Status: Not reported
Comp Number: 1882
Number: Not reported
Board Of Equalization: 44-002878
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001882-000001
Tank Status: Not reported
Capacity: 5000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: DIESEL
Number Of Tanks: 2

Name: LOS ANGELES STATE OFFICE BUILD
Address: 107 S BROADWAY
City: LOS ANGELES
Status: Not reported
Comp Number: 1882
Number: Not reported
Board Of Equalization: 44-002878
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001882-000002
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: DIESEL
Number Of Tanks: Not reported

Name: CALIF. DEPT. OF TRANSPORTATION DISTRICT - 9
Address: 107 S BROADWAY
City: LOS ANGELES
Status: Not reported
Comp Number: 68138
Number: Not reported
Board Of Equalization: 44-014697
Referral Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALIF. DEPT. OF TRANSPORTATION DISTRICT - 9 (Continued)

S101617142

Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 26-000-068138-000001
Tank Status: Not reported
Capacity: 7500
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: DIESEL
Number Of Tanks: 2

Name: CALIF. DEPT. OF TRANSPORTATION DISTRICT - 9
Address: 107 S BROADWAY
City: LOS ANGELES
Status: Not reported
Comp Number: 68138
Number: Not reported
Board Of Equalization: 44-014697
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 26-000-068138-000002
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: DIESEL
Number Of Tanks: Not reported

HIST UST:

Name: LOS ANGELES STATE OFFICE BUILD
Address: 107 SOUTH BROADWAY ROOM 1007
City,State,Zip: LOS ANGELES, CA 90012
File Number: 0002885A
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002885A.pdf>
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALIF. DEPT. OF TRANSPORTATION DISTRICT - 9 (Continued)

S101617142

[Click here for Geo Tracker PDF:](#)

CA FID UST:

Facility ID: 19019019
Regulated By: UTKNI
Regulated ID: 00033915
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136203370
Mail To: Not reported
Mailing Address: 107 S BROADWAY
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900120000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

S164 U.S. GENERAL SERVICES ADMIN
NNE 107 S BROADWAY ST
1/8-1/4 LOS ANGELES, CA 90012
0.223 mi.
1180 ft. Site 9 of 10 in cluster S

HIST UST U001560524
HAZMAT N/A

Relative:
Higher
Actual:
300 ft.

HIST UST:
Name: LOS ANGELES STATE OFFICE BUILD
Address: 107 S BROADWAY STE 1007
City,State,Zip: LOS ANGELES, CA 90012
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000033915
Facility Type: Other
Other Type: OFFICE
Contact Name: MEL GILLIARD,
Telephone: 2136203370
Owner Name: STATE OF CALIFORNIA
Owner Address: 107 SOUTH BROADWAY, ROOM 1007
Owner City,St,Zip: LOS ANGELES, CA 90012
Total Tanks: 0002

Tank Num: 001
Container Num: (1)
Year Installed: 1959
Tank Capacity: 00005000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Visual

Tank Num: 002
Container Num: (2)
Year Installed: 1982
Tank Capacity: 00010000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

U.S. GENERAL SERVICES ADMIN (Continued)

U001560524

Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

LOS ANGELES HM:

Name: U.S. GENERAL SERVICES ADMIN
Address: 107 S BROADWAY ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0004876
Last Run Date: 06/01/2019
Status: INACTIVE

S165
NNE
1/8-1/4
0.223 mi.
1180 ft.

CALIFORNIA DEPT OF JUSTICE
107 S BROADWAY RM 3131
LOS ANGELES, CA 90012

RCRA-SQG **1000252205**
FINDS **CAD980673743**
ECHO

Site 10 of 10 in cluster S

Relative:
Higher

RCRA-SQG:

Date form received by agency: 1996-09-01 00:00:00.0
Facility name: CALIFORNIA DEPT OF JUSTICE
Facility address: 107 S BROADWAY RM 3131
LOS ANGELES, CA 90012
EPA ID: CAD980673743
Mailing address: S BROADWAY RM 3131
LOS ANGELES, CA 90012
Contact: Not reported
Contact address: Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Actual:
300 ft.

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported
Owner/operator name: STATE OF CALIFORNIA
Owner/operator address: NOT REQUIRED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALIFORNIA DEPT OF JUSTICE (Continued)

1000252205

NOT REQUIRED, ME 99999

Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002670244

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000252205
Registry ID: 110002670244
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002670244>

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

Y166
WSW
1/8-1/4
0.226 mi.
1191 ft.

438 S BROADWAY
LOS ANGELES, CA
Site 6 of 8 in cluster Y

UST U004302689
N/A

Relative:
Lower
Actual:
271 ft.

LOS ANGELES UST:
 Name: Not reported
 Address: 438 S BROADWAY
 City,State,Zip: LOS ANGELES, CA
 Facility ID: Not reported
 Last Run Date: 01/01/1900
 Status: HISTORICAL

T167
SSW
1/8-1/4
0.226 mi.
1192 ft.

DOWNTOWN LA AUTO SERV CTR
122 E. WINSTON ST.
LOS ANGELES, CA 90013
Site 3 of 4 in cluster T

EMI S106830239
HAZMAT N/A

Relative:
Lower
Actual:
263 ft.

EMI:
 Name: DOWNTOWN LA AUTO SERV CTR
 Address: 122 E. WINSTON ST.
 City,State,Zip: LOS ANGELES, CA 90013
 Year: 1987
 County Code: 19
 Air Basin: SC
 Facility ID: 13938
 Air District Name: SC
 SIC Code: 2851
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 2
 Reactive Organic Gases Tons/Yr: 2
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Name: DOWNTOWN LA AUTO SERV CTR
 Address: 122 E. WINSTON ST.
 City,State,Zip: LOS ANGELES, CA 90013
 Year: 1990
 County Code: 19
 Air Basin: SC
 Facility ID: 13938
 Air District Name: SC
 SIC Code: 2851
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 2
 Reactive Organic Gases Tons/Yr: 2
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DOWNTOWN LA AUTO SERV CTR (Continued)

S106830239

LOS ANGELES HM:

Name: DOWN TOWN L A AUTO SERVICE CENTER
Address: 122 E WINSTON ST
City,State,Zip: LOS ANGELES, CA 90013
Facility ID: FA0010930
Last Run Date: 06/01/2019
Status: INACTIVE

T168
SSW
1/8-1/4
0.226 mi.
1192 ft.

**DOWNTOWN LA AUTO SERVICE CENTER
122 E WINSTON ST
LOS ANGELES, CA 90013**

**RCRA-SQG 1000322711
FINDS CAD981435472
ECHO**

Site 4 of 4 in cluster T

Relative:
Lower
Actual:
263 ft.

RCRA-SQG:
Date form received by agency: 1986-09-02 00:00:00.0
Facility name: DOWNTOWN LA AUTO SERVICE CENTER
Facility address: 122 E WINSTON ST
LOS ANGELES, CA 90013
EPA ID: CAD981435472
Mailing address: E WINSTON ST
LOS ANGELES, CA 90013
Contact: ENVIRONMENTAL MANAGER
Contact address: 122 E WINSTON ST
LOS ANGELES, CA 90013
Contact country: US
Contact telephone: 213-626-2349
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: ASHDJAN BROTHERS
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DOWNTOWN LA AUTO SERVICE CENTER (Continued)

1000322711

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

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002704333

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000322711
Registry ID: 110002704333
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002704333>

Z169
SSE
1/8-1/4
0.226 mi.
1194 ft.

331 S WALL ST
LOS ANGELES, CA

Site 3 of 6 in cluster Z

Relative:
Lower

LOS ANGELES UST:

Actual:
262 ft.

Name: Not reported
Address: 331 S WALL ST
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported

UST U004302052
N/A

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

U004302052

Last Run Date: 01/01/1900
 Status: HISTORICAL

V170
West
1/8-1/4
0.227 mi.
1199 ft.

409 S HILL ST
LOS ANGELES, CA
Site 8 of 15 in cluster V

UST U004302481
N/A

Relative: LOS ANGELES UST:
Higher Name: Not reported
 Address: 409 S HILL ST
 City,State,Zip: LOS ANGELES, CA
 Facility ID: Not reported
 Last Run Date: 01/01/1900
 Status: HISTORICAL

Y171
WSW
1/8-1/4
0.228 mi.
1205 ft.

ZEUS ROBI JEWELRY
440 S BROADWAY #G-4
LOS ANGELES, CA 90013
Site 7 of 8 in cluster Y

HAZMAT S123552457
N/A

Relative: LOS ANGELES HM:
Lower Name: ZEUS ROBI JEWELRY
 Address: 440 S BROADWAY #G-4
 City,State,Zip: LOS ANGELES, CA 90013
 Facility ID: FA0038256
 Last Run Date: 06/01/2019
 Status: INACTIVE

W172
NNW
1/8-1/4
0.228 mi.
1206 ft.

THE ANGELES PLAZA
200 S OLIVE ST
LOS ANGELES, CA 90012
Site 2 of 3 in cluster W

UST U003780778
N/A

Relative: UST:
Higher Name: ANGELUS PLAZA
 Address: 200 S OLIVE ST
 City,State,Zip: LOS ANGELES, CA 90012
 Facility ID: 24335
 Permitting Agency: LOS ANGELES, CITY OF
 Latitude: 34.054577
 Longitude: -118.248006

Name: THE ANGELES PLAZA
 Address: 200 S OLIVE ST
 City,State,Zip: LOS ANGELES, CA 90012
 Facility ID: Not reported
 Permitting Agency: Los Angeles City Fire Department
 Latitude: 34.05322
 Longitude: -118.24885

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

U003780778

LOS ANGELES UST:

Name: THE ANGELES PLAZA
Address: 200 S OLIVE ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0024748
Last Run Date: 06/01/2019
Status: ACTIVE

**W173
NNW
1/8-1/4
0.228 mi.
1206 ft.**

**THE ANGELES PLAZA
200 S OLIVE ST
LOS ANGELES, CA 90012**

**CERS TANKS S106840812
EMI N/A
HAZMAT
CERS**

Site 3 of 3 in cluster W

**Relative:
Higher
Actual:
342 ft.**

CERS TANKS:

Name: THE ANGELES PLAZA
Address: 200 S OLIVE ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 74777
CERS ID: 10249675
CERS Description: Underground Storage Tank

EMI:

Name: THE ANGELUS PLAZA
Address: 200 S OLIVE ST
City,State,Zip: LOS ANGELES, CA 90012
Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 76524
Air District Name: SC
SIC Code: 6512
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

LOS ANGELES HM:

Name: THE ANGELES PLAZA
Address: 200 S OLIVE ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0024748
Last Run Date: 06/01/2019
Status: ACTIVE

CERS:

Name: THE ANGELES PLAZA
Address: 200 S OLIVE ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 74777

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

CERS ID: 10249675
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 10-06-2017
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Returned to compliance on 09/24/2018. OBSERVATION: UNDER FACILITY OPERATING PERMIT APPLICATION, FINANCIAL RESPONSIBILITY MECHANISM SELECTED IS G SELF-INSURED BUT CERTIFICATE OF FINANCIAL RESPONSIBILITY DOCUMENT IN CERS LISTS G INSURANCE POLICY EXPIRED IN 2016. CORRECTION: ENSURE FINANCIAL RESPONSIBILITY MECHANISM AND CERTIFICATE OF FINANCIAL RESPONSIBILITY AND/OR CORRESPONDING LETTER FROM CFO ARE UPDATED TO THE ACCURATE, APPLICABLE AND APPROVED FORMAT FOR THE MECHANISM INDICATED IN APPLICATION.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 05-19-2016
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-28-2015
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description: Failure to comply with one or more of the designated operator monthly inspection requirements: failed to inspect the monthly alarm history report; attach a copy of the alarm history; failed to inspect for the presence of liquid or debris in the spill container/spill bucket and under dispenser containment; failed to inspect the under dispenser containment to ensure that monitoring equipment is placed in the proper position; failure to inspect for liquid or debris in the containment sump where an alarm occurred or for which there is no record of a service visit; or failure to check that all testing and maintenance has been completed and documented.
Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

Violation Date: 04-13-2018
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 09/24/2018. OBSERVATION: UNDER FACILITY OPERATING PERMIT APPLICATION, FINANCIAL RESPONSIBILITY MECHANISM SELECTED IS G INSURANCE" BUT CERTIFICATE OF FINANCIAL RESPONSIBILITY DOCUMENT IN CERS LISTS "STATE FUND" BUT FOR ONLY \$5,000 COVERAGE AND NO CFO LETTER. VIOLATION ELEVATED TO CLASS II. CORRECTION: ENSURE FINANCIAL RESPONSIBILITY MECHANISM AND CERTIFICATE OF FINANCIAL RESPONSIBILITY AND/OR CORRESPONDING LETTER FROM CFO ARE UPDATED TO THE ACCURATE, APPLICABLE AND APPROVED FORMAT FOR THE MECHANISM INDICATED IN APPLICATION.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 05-19-2016
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-28-2015
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: The owner/operator has failed to designate an UST operator or to inform the CUPA or any change in the designated UST operator(s) within 30 days after a change.
Violation Notes: Returned to compliance on 06/21/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 05-19-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 74777

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

Site Name: THE ANGELES PLAZA
Violation Date: 09-28-2015
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description: The owner/operator has failed to comply with one or more of the following: to maintain a copy of the designated operator monthly inspections for the last 12 months and/or maintain a list of trained employees on-site or off-site at a readily available location, if approved by the CUPA.
Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 10-06-2017
Citation: 23 CCR 16 2632(d)(1)(C), 2641(h), 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(C), 2641(h), 2711(a)(8)
Violation Description: Failure to submit or update a plot plan.
Violation Notes: Returned to compliance on 04/13/2018. 5) OBSERVATION: MONITORING SITE PLAN FOR 200 S OLIVE IS NOT SUBMITTED INTO CERS. UST SITE PLAN FOR 300 S OLIVE SUBMITTED IN ITS PLACE. CORRECTION: SUBMIT UST MONITORING SITE PLAN FOR 200 S OLIVE INTO CERS AND ENSURE THE LOCATION AND MODEL #'s FOR MONITORING SYSTEM COMPONENTS ARE INDICATED ON MAP.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-28-2015
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Returned to compliance on 06/21/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 05-19-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

Violation Date: 05-19-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-28-2015
Citation: 23 CCR 16 2715(d) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(d)
Violation Description: Failure to notify the owner or operator of any condition discovered during the monthly visual inspection that may require follow-up actions.
Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-24-2019
Citation: 23 CCR 16 2715(a)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)(2)
Violation Description: Failure to submit the G Underground Storage Tank Statement of Understanding and Compliance Form.G
Violation Notes: OBSERVATION: Owner/operator failed to submit the G Underground Storage Tank Statement of Understanding and Compliance FormG CORRECTIVE ACTION: Submit the G Underground Storage Tank Statement of Understanding and Compliance FormG .
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-28-2015
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to submit statement of UST compliance and/or Designated Operator certification.
Violation Notes: Returned to compliance on 06/21/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 05-19-2016
Citation: HSC 6.95 25508.1(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(f)
Violation Description: Failure to electronically update the business plan within 30 days of a

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

Violation Notes: substantial change.
Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-28-2015
Citation: 23 CCR 16 2637(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(e)
Violation Description: Failure to submit a copy of the secondary containment test results to the CUPA within 30 days after the test.
Violation Notes: Returned to compliance on 06/21/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 10-06-2017
Citation: 23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 09/24/2018. 1) OBSERVATION: UNDER FACILITY OPERATING PERMIT APPLICATION, FINANCIAL RESPONSIBILITY MECHANISM SELECTED IS G SELF-INSURED BUT CERTIFICATE OF FINANCIAL RESPONSIBILITY DOCUMENT IN CERS LISTS G INSURANCE POLICY EXPIRED IN 2016. CORRECTION: ENSURE FINANCIAL RESPONSIBILITY MECHANISM AND CERTIFICATE OF FINANCIAL RESPONSIBILITY AND/OR CORRESPONDING LETTER FROM CFO ARE UPDATED TO THE ACCURATE, APPLICABLE AND APPROVED FORMAT FOR THE MECHANISM INDICATED IN APPLICATION. 2) OBSERVATION: UNDER FACILITY OPERATING PERMIT APPLICATION, TANK INFORMATION IS MISSING TYPE OF "Product / Waste Piping Construction" FOR THIS SYSTEM. CORRECTION: LIST "Product / Waste Piping Construction" FOR THIS SYSTEM. 3) OBSERVATION: UNDER FACILITY OPERATING PERMIT APPLICATION, TANK INFORMATION IS MISSING OVERFILL PREVENTION. FILL TUBE SHUT OFF VALVE VERIFIED ON SITE. CORRECTION: STATE YES TO FILL TUBE SHUT OFF VALVES. OBSERVATION: METHOD OF CORROSION PREVENTION IS MISSING. CORRECTION: UPDATE CERS TO [Truncated]
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-28-2015
Citation: 23 CCR 16 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2711(a)(8)
Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate plot plan.
Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 04-13-2018
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Returned to compliance on 09/24/2018. OBSERVATION: UNDER FACILITY OPERATING PERMIT APPLICATION, FINANCIAL RESPONSIBILITY MECHANISM SELECTED IS "G INSURANCE" BUT CERTIFICATE OF FINANCIAL RESPONSIBILITY DOCUMENT IN CERS LISTS "STATE FUND" BUT FOR ONLY \$5,000 COVERAGE AND NO CFO LETTER. VIOLATION ELEVATED TO CLASS II. CORRECTION: ENSURE FINANCIAL RESPONSIBILITY MECHANISM AND CERTIFICATE OF FINANCIAL RESPONSIBILITY AND/OR CORRESPONDING LETTER FROM CFO ARE UPDATED TO THE ACCURATE, APPLICABLE AND APPROVED FORMAT FOR THE MECHANISM INDICATED IN APPLICATION.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 05-19-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-28-2015
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description: Failure to comply with one or more of the following: provide training to facility employee(s) responsible for proper operation and maintenance every 12 months and/or train new employee(s) who are responsible for proper operation and maintenance within 30-days of hire and/or to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system.
Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-28-2015
Citation: HSC 6.7 25284(a)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25284(a)(3)
Violation Description: Failure to submit, maintain, or implement an owner/operator written agreement.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

Violation Notes: Returned to compliance on 06/21/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 05-19-2016
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.

Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 05-19-2016
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-24-2019
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286

Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.

Violation Notes: OBSERVATION: UST tank information is not current in CERS In Product/waste piping construction under PIPING/TURBINE CONTAINMENT SUMP for T1 it states "DOUBLE-WALLED". CORRECTIVE ACTION: In Product/waste piping construction under PIPING/TURBINE CONTAINMENT SUMP for T1 it should state "SINGLE-WALLEDG . OBSERVATION: Facility does not have an approved operating permit application. In Vent, Vapor Recovery (VR) and Riser / Fill Pipe Piping Construction under VENT PRIMARY CONTAINMENT for T1 it states "STEEL". CORRECTIVE ACTION: In Vent, Vapor Recovery (VR) and Riser / Fill Pipe Piping Construction under VENT PRIMARY CONTAINMENT for T1 it should state "FIBERGLASSG . OBSERVATION: Facility does not have an approved operating permit application. In Vent, Vapor Recovery (VR) and Riser / Fill Pipe Piping Construction under VENT SECONDARY CONTAINMENT for T1 it states "STEEL". CORRECTIVE ACTION: In Vent, Vapor Recovery (VR) and Riser / Fill Pipe Piping Construction under VENT [Truncated]

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-24-2019
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: OBSERVATION: Financial responsibility documents have not been submitted to the CUPA. Current financial responsibility documents are required to be submitted annually. CFO letter expired on 4/18/2019. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility by 10/24/2019.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 05-19-2016
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 05-19-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.

Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 10-06-2017
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)

Violation Description: Failure to notify the CUPA of the designated operator (DO) identification and/or change of the DO within 30 days.
Violation Notes: Returned to compliance on 04/13/2018. 7) OBSERVATION: DESIGNATED OPERATOR AGREEMENT FOR PRIMARY AND SECONDARY D.O. LISTED HAVE EXPIRED. CORRECTION: SUBMIT CURRENT DESIGNATED OPERATOR AGREEMENT INTO CERS WITH CURRENT EXPIRATION DATES FOR ALL OPERATORS ON AGREEMENT.
Violation Division: Los Angeles City Fire Department

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 05-19-2016
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1

Violation Description: Failure to provide a copy of the business plan to the owner or the owner's agent within five working days after receiving a request for a copy from the owner or the owner's agent.

Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 05-19-2016
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)

Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.

Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-28-2015
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)

Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate response plan.

Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 10-06-2017
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284

Violation Description: Failure to obtain a valid permit to operate from the CUPA.
Violation Notes: Returned to compliance on 10/06/2017. OBSERVATION: OWNER/OPERATOR FAILED TO OBTAIN OR POST A UNIFIED PROGRAM FACILITY PERMIT. NO PERMIT WILL BE ISSUED TO FACILITIES WITH OUTSTANDING VIOLATIONS. CORRECTIVE ACTION: OBTAIN A UNIFIED PROGRAM FACILITY PERMIT AND POST IN A CONSPICUOUS PLACE ON THE PREMISES AS PER LAMC 57.120.5.3. EMAILED COPY OF PERMIT TO CHIEF ENGINEER ROMMEL JIMENEA. CORRECTED ON SITE.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

Site Name: THE ANGELES PLAZA
Violation Date: 09-24-2018
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description: Failure to have an approved UST Monitoring Plan.
Violation Notes: Returned to compliance on 10/05/2018. OBSERVATION: Facility does not have an approved Monitoring Plan, under piping sensor model number 3 it states "VR 208". CORRECTIVE ACTION: For the piping model sensor number it should state "VR 205". In order to return to compliance, facility shall notify this inspector directly by email when all required corrections have been completed per Title 23, 2712 (f).
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-28-2015
Citation: HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)
Violation Description: Failure to submit an complete and accurate application for a permit to operate an underground storage tank, or for renewal of the permit.
Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-28-2015
Citation: HSC 6.7 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25286
Violation Description: Failure to obtain and maintain a valid Board of Equalization account number.
Violation Notes: Returned to compliance on 09/14/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 10-06-2017
Citation: HSC 6.7 25284(a)(3)(A) & (B); - California Health and Safety Code, Chapter 6.7, Section(s) 25284(a)(3)(A) & (B);
Violation Description: Failure to implement or maintain a written agreement between the UST permit holder and the operator (owner/operator agreement).
Violation Notes: Returned to compliance on 04/13/2018. 6) OBSERVATION: OWNER OPERATOR AGREEMENT IS NOT SUBMITTED INTO CERS AND IS NOT MAINTAINED ON SITE. CORRECTION: SUBMIT CURRENT/SIGNED TANK OWNER/OPERATOR AGREEMENT INTO CERS AND MAINTAIN ON SITE. IF OWNER AND TANK OPERATOR ARE SAME, INDICATE SO ON UST FACILITY OPERATING PERMIT APPLICATION AND PROVIDE STATEMENT STATING SAME WHEN CLAIMING G EXEMPTG UNDER OWNER OPERATOR AGREEMENT
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-28-2015
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to maintain on site an approved monitoring plan.
Violation Notes: Returned to compliance on 06/21/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-24-2018
Citation: 23 CCR 16 2632(d)(1)(c),2641(h),2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(c),2641(h),2711(a)(8)
Violation Description: Failure to submit or maintain a current facility plot plan.
Violation Notes: Returned to compliance on 10/05/2018. OBSERVATION: Facility does not have an approved Monitoring Site Plan. CORRECTIVE ACTION: Monitoring site plan is missing approx piping between sumps and generator and which sensors are in the respective sumps.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-24-2019
Citation: 23 CCR 16 2715(a)(1)(B) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)(1)(B)
Violation Description: Failure to submit the G Designated Underground Storage Tank Operator Identification FormG within 30 days of installing a UST system or within 30 days of a change in DO.
Violation Notes: OBSERVATION: Owner/Operator did not submit the G Designated Underground Storage Tank Operator Identification FormG . DO Djerl Shultz ICC number is incorrect. CORRECTIVE ACTION: Submit G Designated Underground Storage Tank Operator Identification FormG to the CUPA within 30 days of a change using the new form to update Djerl Shultz's ICC number of #8020127. Be sure to include the UST tank statement of understanding and compliance form and upload onto CERS. Both forms were on site.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-24-2019
Citation: 23 CCR 16 2716(a) through (e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(a) through (e)
Violation Description: For designated operator (DO) monthly inspections conducted before October 1, 2018, failure to comply with one or more of the following requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been trained in accordance with 23 CCR 2715(c). For designated operator (DO) 30 day inspections conducted on and after October 1, 2018, failure to conduct the designated UST operator visual inspection at least once every 30 days.

Violation Notes: Returned to compliance on 09/24/2019. OBSERVATION: Facility did not comply with one or more of the following DO monthly inspection requirements: DO incorrectly marked NO for Overfill in Section X of DO reports from 9/2019-10/2018. Tank owner/operator did not sign in Section VI of DO reports on 5/2019-10/2018 (except 2/2019 DO report). DO incorrectly selected N/A for 1st check box in Section VIII on 10/2018 & 11/2018 DO report. CORRECTED ON SITE: DO corrected Section X to say YES and added date of 9/24/2018. Tank owner/operator signed DO reports where signature was missing. DO corrected 1st check box in Section VIII to state YES the power to monitoring console was on at the time of the inspection.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-28-2015
Citation: 23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)

Violation Description: Failure to maintain records of repairs, lining, and upgrades on site, or off site if approved by the CUPA, for the life of the underground storage tank and/or failure to maintain written monitoring and maintenance records on site, or off site if approved by the CUPA, for a period of 3 years, 6 1/2 years for cathodic protection, and 5 years for written performance claims pertaining to release detection systems and calibration and maintenance records for such systems.

Violation Notes: Returned to compliance on 06/21/2016.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 74777
Site Name: THE ANGELES PLAZA
Violation Date: 09-24-2019
Citation: 23 CCR 16 2637(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(f)

Violation Description: Failure to submit a copy of the secondary containment test results on the G Secondary Containment Testing report FormG to the UPA within 30 days after the test.

Violation Notes: Returned to compliance on 09/26/2019. OBSERVATION: Owner/Operator did not submit secondary containment test results to the CUPA within 30 days after the test. Testing was completed on 4/16/2019. CORRECTIVE ACTION: Submit secondary containment test results to the CUPA within 30 days after the test.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

Evaluation:

Eval General Type: Other/Unknown
Eval Date: 09-26-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 200 S OLIVE ST REVIEWED RECEIVED SECONDARY CONTAINMENT RESULTS FOR TESTING CONDUCTED ON 4/16/2018 BY DJERL SHULTZ WITH JDS. CONFIRMED RESULTS RECEIVED, SCANNED/DOWNLOADED AND ATTACHED IN ENVISION. NO FAILURES NOTED ON REPORT.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-28-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: not in cers , no ust book , no testing reports, sp989 2012 fail , no do ,

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-13-2018
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: At the routine facility inspection of these properties on 10/06/2017, CHIEF ENGINEER ROMMEL JIMENEA, indicated that ANGELUS HILL PARTNERSHIP LIMITED is now the TANK OWNER and OPERATOR. Upon my follow up and review of required updates to CERS related to the permit application and Financial Responsibility documents, I found that the most recent Certificate of Financial Responsibility submitted (see attached) still has several errors: 1) it states that a company that is NOT the property owner (RETIREMENT HOUSING FOUNDATION) or tank owner/operator (ANGELUS HILL PARTNERSHIP LIMITED) is certifying financial responsibility. 23 CCR Chapter 18, 2807 requires that only owners or operators demonstrate financial responsibility. 2) it does not certify the minimum amounts required by law: \$500,000 per occurrence for all owners or operators not included in the preceding subdivision; AND \$1 million annual aggregate coverage for owners or operators of 1 to 100 underground storage [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-28-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: icc djerl shultz 877227, ust book repair , cers review only for 300 olive , rommel jimenea gives lafd consent for inspection , do in ust book ,

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-03-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Facility inspection , cers review, ust book review, Do review , consent for inspection given by Rommel Jimenea mc 9/28/2016 Secondary containment 04/18/2016 Do frank chamberlain opens up sumps for inspection
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-03-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: reset mc
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-05-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 200 S Olive St NOV follow up for facility at 200 S Olive St. Facility updated their CERS submittal to correct piping sensor model number and added approx piping to monitoring site plan. Inspector Young emailed rommel.jimenea@rhf.org to let him know of the clearing of the violations.
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-10-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: COMPLETION OF DOCUMENTATION FOR FACILITY INSPECTION CONDUCTED ON 10-09-17
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-10-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: REVIEWED RECEIVED ANNUAL MONITORING SYSTEM CERTIFICATION & SPILL BUCKET RESULTS FOR TESTING OF DISPENSER SYSTEM CONDUCTED ON 09-29-17 BY OSCAR CERVANTES WITH JDS TANK TESTING. CONFIRMED RESULTS WERE REQUESTED/ RECEIVED, SCANNED/ DOWNLOADED AND ATTACHED IN ENVISION. NO FAILURES NOTED ON REPORT. REVIEWED RECEIVED SECONDARY CONTAINMENT RESULTS FOR TESTING CONDUCTED ON 04-18-16 BY FRANK CHAMBERLAIN WITH JDS TANK TESTING. CONFIRMED RESULTS WERE RECEIVED, SCANNED/DOWNLOADED AND ATTACHED IN ENVISION. NO FAILURES NOTED ON REPORT. PRIOR ATTACHMENT IN ECR WAS NOT OPENABLE.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-24-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: LAFD Christopher Young on site 9/24/2018 to conduct routine inspection of underground storage tank facility. Monitoring System components were observed and verified this date. Consent to enter, inspect and take photographs was given on this date by Marisela Rodriguez, Maintenance Admin Assistant. Tank is located off of 2nd St between Hill St and Olive St next to public parking lot. Monitoring system certification was conducted at this time. Monitoring certification was performed by DJERL SHULTZ WITH JDS TANK TESTING. Monitoring System components were observed and verified on this date. Secondary containment was also done on this date. Tester provided the following certifications: Djerl Shultz ICC: 8020127 Exp: 6/13/2019 VR: B36436 Exp: 4/06/2020 VMI: 3041 Exp: 8/5/2020 The UST monitoring panel showed all functions normal. Current monitoring set up and alarm history are not available for review - ILS 350 does not have tape. The sumps and UDCs WERE available [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-24-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: LAFD Inspector Christopher Young on site 9/24/2019 to conduct routine inspection of underground storage tank facility. Monitoring System components were observed and verified this date. Consent to enter, inspect and take photographs was given on this date by Rommel Jimenea, Chief Engineer. Tank is located off of 2nd St between Hill St and Olive St next to public parking lot. Monitoring system certification was conducted at this time. Monitoring certification was performed by Djerl Shultz with JDS Tank Testing. Monitoring System components were observed and verified on this date. Tester provided the following certifications: Djerl Shultz ICC: 8020127 Exp: 6/11/2021 VR: B36436 Exp: 4/06/2020 The UST monitoring panel showed all functions normal. Current monitoring set up and alarm history are not available for review - ILS 350 does not have alarm history print outs. The sumps were opened for inspection and the sensors were observed positioned to detect a leak at [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-25-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspection Report Consent to enter, inspect and take photographs was given by: Documents uploaded to CERS were reviewed and field verified. The following is a list items that need to be corrected: 1. No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

violations observed at time of inspection NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires business that store, uses or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA. To receive a Consolidated Permit you must satisfy the following requirement: **** Annual submission of a hazardous materials business plan to CERS by March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. For new CERS users, please follow the procedures below: 1. Log in to <http://cers.calepa.ca.gov> to create a user name and password. The approval will take 2-3 and [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-26-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 200 S Olive St NOV follow up for facility 200 S Olive St. Facility's tester sent in secondary containment testing results. Inspector Young emailed Chief Engineer Rommel Jimenea to let him know of the clearing of the secondary containment testing results being sent in and that the other violations are still open.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-06-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: LAFD Inspector Mungaray on site this date to conduct routine inspection of underground storage tank facility. Consent to enter, inspect and take photographs was given on this date by CHIEF ENGINEER ROMMEL JIMENEA. Monitoring system certification was NOT conducted at this time. Monitoring system certification was conducted on 09-29-17 by OSCAR CERVANTES WITH JDS TESTING. Mr Cervantes emailed Inspector Mungaray photos of the opened tank system during MC on 09-29-17. The UST monitoring panel showed all functions normal. Current monitoring set up and alarm history are not available for review - ILS 350 does not have tape. The sumps and UDCs WERE available for inspection and the sensors WERE observed positioned to detect a leak at the earliest opportunity on 09-29-17. The spill buckets were visually inspected. The Monitoring Plan WAS compared to the equipment on site. The operation of the UST system WAS compared to the conditions of the operating permit. TANK OPERATOR: [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 11-20-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 200 S OLIVE ST REVIEWED RECEIVED ANNUAL MONITORING SYSTEM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

CERTIFICATION & SPILL BUCKET RESULTS FOR TESTING CONDUCTED ON 9/24/2018 BY DJERL SHUTLZ WITH JDS. CONFIRMED RESULTS RECEIVED, SCANNED/DOWNLOADED AND ATTACHED IN ENVISION. NO FAILURES NOTED ON REPORT.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-19-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by Mona Kwon, Secretary. mona.kwon@rhf.org Observed the facility and inspected hazardous materials storage. Annual employee safety training records were not maintained. Facility has also not electronically disclosed the onsite hazardous materials inventory or submitted a business emergency plan in California Environmental Reporting System (CERS). Please go to <https://cersbusiness2.calepa.ca.gov> to complete a chemical inventory disclosure and business emergency plan. The facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-27-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 200 S OLIVE ST REVIEWED RECEIVED SECONDARY CONTAINMENT RESULTS FOR TESTING CONDUCTED ON 4/16/2019 BY FRANK CHAMBERLAIN WITH JDS TANK TESTING CONFIRMED RESULTS WERE RECEIVED, SCANNED/DOWNLOADED AND ATTACHED IN ENVISION. NO FAILURES NOTED ON REPORT.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Coordinates:
Site ID: 74777
Facility Name: THE ANGELES PLAZA
Env Int Type Code: HMBP
Program ID: 10249675
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.053220
Longitude: -118.248850

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: ROMMEL JIMENEA
Entity Title: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

Affiliation Address: 255 S HILL ST SUITE 111
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: Retirement Housing Foundation
Entity Title: Not reported
Affiliation Address: 255 S HILL ST SUITE 111
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 623-4352

Affiliation Type Desc: Operator
Entity Name: ANGELUS OLIVE PARTNERSHIP LIMITED
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 623-4352

Affiliation Type Desc: UST Tank Owner
Entity Name: ANGELUS OLIVE PARTNERSHIP LIMITED
Entity Title: Not reported
Affiliation Address: 255 S HILL STREET SUITE 111
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 623-4352

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Parent Corporation
Entity Name: THE ANGELES PLAZA
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELES PLAZA (Continued)

S106840812

Affiliation Type Desc:	Identification Signer
Entity Name:	ROMMEL JIMENEA
Entity Title:	CHIEF ENGINEER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	ROMMEL JIMENEA
Entity Title:	CHIEF ENGINEER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(213) 623-4352
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	255 S HILL ST SUITE 111
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90012
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	Retirement Housing foundation
Entity Title:	Not reported
Affiliation Address:	255 S HILL STREET SUITE 111
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90012
Affiliation Phone:	(213) 623-4352
Affiliation Type Desc:	UST Tank Operator
Entity Name:	ANGELUS OLIVE PARTNERSHIP LIMITED
Entity Title:	Not reported
Affiliation Address:	255 S HILL STREET SUITE 111
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90012
Affiliation Phone:	(213) 623-4352

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

AA174 **RELATED/LL BLOCK B, LLC**
ESE **235 S SAN PEDRO ST**
1/8-1/4 **LOS ANGELES, CA 90012**
0.231 mi.
1221 ft. **Site 1 of 3 in cluster AA**

UST **U004307896**
N/A

Relative: LOS ANGELES UST:
Lower Name: RELATED/LL BLOCK B, LLC
 Address: 235 S SAN PEDRO ST
Actual: City,State,Zip: LOS ANGELES, CA 90012
269 ft. Facility ID: FA0036519
 Last Run Date: 06/03/2019
 Status: INACTIVE

AA175 **RELATED/LL BLOCK 8 LLC**
ESE **235 SAN PEDRO**
1/8-1/4 **LOS ANGELES, CA 90012**
0.231 mi.
1221 ft. **Site 2 of 3 in cluster AA**

LUST **S108997075**
CERS **N/A**

Relative: LUST:
Lower Name: RELATED/LL BLOCK 8 LLC
 Address: 235 SAN PEDRO
Actual: City,State,Zip: LOS ANGELES, CA 90012
269 ft. Lead Agency: LOS ANGELES, CITY OF
 Case Type: LUST Cleanup Site
 Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603771623
 Global Id: T0603771623
 Latitude: 34.048703
 Longitude: -118.241988
 Status: Completed - Case Closed
 Status Date: 02/04/2008
 Case Worker: PK
 RB Case Number: Not reported
 Local Agency: LOS ANGELES, CITY OF
 File Location: Not reported
 Local Case Number: Not reported
 Potential Media Affect: Soil
 Potential Contaminants of Concern: Gasoline
 Site History: Not reported

LUST:
 Global Id: T0603771623
 Contact Type: Local Agency Caseworker
 Contact Name: PATRICK KILLIAN
 Organization Name: LOS ANGELES, CITY OF
 Address: 221 N FIGUEROA ST STE 1500
 City: LOS ANGELES
 Email: Not reported
 Phone Number: 2134826527

Global Id: T0603771623
 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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RELATED/LL BLOCK 8 LLC (Continued)

S108997075

LUST:

Global Id: T0603771623
Action Type: Other
Date: 04/27/2007
Action: Leak Discovery

Global Id: T0603771623
Action Type: Other
Date: 04/27/2007
Action: Leak Reported

LUST:

Global Id: T0603771623
Status: Open - Case Begin Date
Status Date: 04/27/2007

Global Id: T0603771623
Status: Open - Site Assessment
Status Date: 01/31/2008

Global Id: T0603771623
Status: Completed - Case Closed
Status Date: 02/04/2008

CERS:

Name: RELATED/LL BLOCK 8 LLC
Address: 235 SAN PEDRO
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 210277
CERS ID: T0603771623
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: PATRICK KILLIAN - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 221 N FIGUEROA ST STE 1500
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 2134826527

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

Z178
SE
1/8-1/4
0.237 mi.
1249 ft.

301 E BOYD ST
LOS ANGELES, CA

Site 4 of 6 in cluster Z

UST U004301812
N/A

Relative:
Lower

LOS ANGELES UST:

Actual:
263 ft.

Name: Not reported
 Address: 301 E BOYD ST
 City,State,Zip: LOS ANGELES, CA
 Facility ID: Not reported
 Last Run Date: 01/01/1900
 Status: HISTORICAL

179
ENE
1/8-1/4
0.237 mi.
1251 ft.

BANDINI CANYON POCKET PARK
O'FARRELL AND BANDINI
LOS ANGELES, CA 90001

US BROWNFIELDS 1016350973
FINDS N/A

Relative:
Higher

US BROWNFIELDS:

Actual:
285 ft.

Name: BANDINI CANYON POCKET PARK
 Address: O'FARRELL AND BANDINI
 City,State,Zip: LOS ANGELES, CA
 Recipient Name: Los Angeles, City of
 Grant Type: Assessment
 Property Number: Not reported
 Parcel size: 1
 Latitude: 34.0522
 Longitude: -118.2428
 HCM Label: Not reported
 Map Scale: Not reported
 Point of Reference: Not reported
 Highlights: Not reported
 Datum: Not reported
 Acres Property ID: 11453
 IC Data Access: Not reported
 Start Date: Not reported
 Redev Completion Date: Not reported
 Completed Date: Not reported
 Acres Cleaned Up: Not reported
 Cleanup Funding: Not reported
 Cleanup Funding Source: Not reported
 Assessment Funding: Not reported
 Assessment Funding Source: Not reported
 Redevelopment Funding: Not reported
 Redev. Funding Source: Not reported
 Redev. Funding Entity Name: Not reported
 Redevelopment Start Date: Not reported
 Assessment Funding Entity: Not reported
 Cleanup Funding Entity: Not reported
 Grant Type: N/A
 Accomplishment Type: Phase I Environmental Assessment
 Accomplishment Count: 0
 Cooperative Agreement Number: 98912501
 Start Date: 12/31/2002 00:00:00
 Ownership Entity: Not reported
 Completion Date: 12/31/2002 00:00:00
 Current Owner: City of Los Angeles
 Did Owner Change: Y

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BANDINI CANYON POCKET PARK (Continued)

1016350973

Cleanup Required:	Not reported
Video Available:	Not reported
Photo Available:	Not reported
Institutional Controls Required:	Not reported
IC Category Proprietary Controls:	Not reported
IC Cat. Info. Devices:	Not reported
IC Cat. Gov. Controls:	Not reported
IC Cat. Enforcement Permit Tools:	Not reported
IC in place date:	Not reported
IC in place:	U
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controlled substance found:	Not reported
Controlled substance cleaned:	Not reported
Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Not reported
Groundwater cleaned:	Not reported
Lead contaminant found:	Not reported
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Not reported
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
VOCs found:	Not reported
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Surface Water:	Not reported
Past use commercial acreage:	Not reported
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BANDINI CANYON POCKET PARK (Continued)

1016350973

Superfund Fed. landowner flag:	Not reported
Arsenic cleaned up:	Not reported
Cadmium cleaned up:	Not reported
Chromium cleaned up:	Not reported
Copper cleaned up:	Not reported
Iron cleaned up:	Not reported
mercury cleaned up:	Not reported
Nickel Cleaned Up:	Not reported
No clean up:	Not reported
Pesticides cleaned up:	Not reported
Selenium cleaned up:	Not reported
SVOCs cleaned up:	Not reported
Unknown clean up:	Not reported
Arsenic contaminant found:	Not reported
Cadmium contaminant found:	Not reported
Chromium contaminant found:	Not reported
Copper contaminant found:	Not reported
Iron contaminant found:	Not reported
Mercury contaminant found:	Not reported
Nickel contaminant found:	Not reported
No contaminant found:	Not reported
Pesticides contaminant found:	Not reported
Selenium contaminant found:	Not reported
SVOCs contaminant found:	Not reported
Unknown contaminant found:	Not reported
Future Use: Multistory	Not reported
Media affected Bluiding Material:	Not reported
Media affected indoor air:	Not reported
Building material media cleaned up:	Not reported
Indoor air media cleaned up:	Not reported
Unknown media cleaned up:	Not reported
Past Use: Multistory	Not reported
Property Description:	Not reported
Below Poverty Number:	2187
Below Poverty Percent:	32.2%
Meidan Income:	1769
Meidan Income Number:	3408
Meidan Income Percent:	50.2%
Vacant Housing Number:	820
Vacant Housing Percent:	17.6%
Unemployed Number:	188
Unemployed Percent:	2.8%

FINDS:

Registry ID: 110039529800

Environmental Interest/Information System

US EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an federal online database for Brownfields Grantees to electronically submit data directly to EPA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

V180 **TOUCHSTONE TELEVISION PROD INC**
West **417 S HILL ST**
1/8-1/4 **LOS ANGELES, CA 90013**
0.238 mi.
1255 ft. **Site 9 of 15 in cluster V**

RCRA-SQG **1025879645**
CAP000106054

Relative:
Lower

RCRA-SQG:

Date form received by agency: 2001-09-20 00:00:00.0

Actual:
280 ft.

Facility name: TOUCHSTONE TELEVISION PROD INC
 Facility address: 417 S HILL ST

LOS ANGELES, CA 90013

EPA ID: CAP000106054

Mailing address: 500 S BUENA VISTA ST
 BURBANK, CA 91521-5657

Contact: MARJORIE QUICK

Contact address: 500 S BUENA VISTA ST
 BURBANK, CA 91521-5657

Contact country: US

Contact telephone: 818-560-7391

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: SYSTEM DEVELOPMENT PROPERTY

Owner/operator address: 417 S HILL ST
 LOS ANGELES, CA 90013

Owner/operator country: Not reported

Owner/operator telephone: 213-687-7275

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

User oil refiner: No

Used oil fuel marketer to burner: No

Used oil Specification marketer: No

Used oil transfer facility: No

Used oil transporter: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOUCHSTONE TELEVISION PROD INC (Continued)

1025879645

Hazardous Waste Summary:

. Waste code: D000
. Waste name: Not Defined

. Waste code: D008
. Waste name: LEAD

Violation Status: No violations found

**V181
West
1/8-1/4
0.238 mi.
1255 ft.**

**417 S HILL ST
LOS ANGELES, CA 90013**

**RCRA NonGen / NLR 1025853631
CAC003033848**

Site 10 of 15 in cluster V

**Relative:
Lower
Actual:
280 ft.**

RCRA NonGen / NLR:
Date form received by agency: 2019-09-13 00:00:00.0
Facility name: Not reported
Facility address: 417 S HILL ST
LOS ANGELES, CA 90013
EPA ID: CAC003033848
Contact: JOE MACIAS
Contact address: 417 S HILL ST
LOS ANGELES, CA 90013
Contact country: Not reported
Contact telephone: 213-280-4121
Contact email: AVALENZUELA@NORTHSTAR.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: JOE MACIAS
Owner/operator address: 417 S HILL ST
LOS ANGELES, CA 90013
Owner/operator country: Not reported
Owner/operator telephone: 213-280-4121
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: FOREST CITY
Owner/operator address: 417 S HILL ST
LOS ANGELES, CA 90013
Owner/operator country: Not reported
Owner/operator telephone: 213-280-4121
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1025853631

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): Not reported
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

V182
West
1/8-1/4
0.238 mi.
1255 ft.

CAMERA READY
417 S HILL SUITE #301
LOS ANGELES, CA 90013
Site 11 of 15 in cluster V

RCRA-SQG 1000212179
FINDS CAD982023327
ECHO

Relative:
Lower

RCRA-SQG:

Actual:
280 ft.

Date form received by agency: 1987-08-11 00:00:00.0
Facility name: CAMERA READY
Facility address: 417 S HILL SUITE #301
LOS ANGELES, CA 90013
EPA ID: CAD982023327
Mailing address: S HILL SUITE #301
LOS ANGELES, CA 90013
Contact: ENVIRONMENTAL MANAGER
Contact address: 417 S HILL SUITE #301
LOS ANGELES, CA 90013
Contact country: US
Contact telephone: 213-627-4621
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: JULIE JOHANNSEN
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CAMERA READY (Continued)

1000212179

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

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002779663

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000212179
Registry ID: 110002779663
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002779663>

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

V183
West
1/8-1/4
0.238 mi.
1255 ft.

417 S. HILL STREET
LOS ANGELES, CA 90013

Site 12 of 15 in cluster V

RCRA NonGen / NLR 1025846471
CAC003026309

Relative:
Lower

RCRA NonGen / NLR:

Actual:
280 ft.

Date form received by agency: 2019-07-29 00:00:00.0
Facility name: Not reported
Facility address: 417 S. HILL STREET
LOS ANGELES, CA 90013
EPA ID: CAC003026309
Contact: EVAN JANNEY
Contact address: 417 S. HILL STREET
LOS ANGELES, CA 90013
Contact country: Not reported
Contact telephone: 213-620-0095
Contact email: EVAN.JANNEY@BROOKFIELDPROPERTIESMULTIFAM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: FC SUBWAY MASTER LESSEE LP
Owner/operator address: 417 S. HILL STREET
LOS ANGELES, CA 90013
Owner/operator country: Not reported
Owner/operator telephone: 213-620-0095
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: EVAN JANNEY
Owner/operator address: 417 S. HILL STREET
LOS ANGELES, CA 90013
Owner/operator country: Not reported
Owner/operator telephone: 213-620-0095
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1025846471

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

V184
West
1/8-1/4
0.238 mi.
1255 ft.

SUBWAY TERMINAL
417 S HILL ST
LOS ANGELES, CA 90013
Site 13 of 15 in cluster V

UST U004307566
N/A

Relative:
Lower

LOS ANGELES UST:

Name: SUBWAY TERMINAL
Address: 417 S HILL ST
City,State,Zip: LOS ANGELES, CA 90013
Facility ID: FA0033766
Last Run Date: 06/03/2019
Status: INACTIVE

Actual:
280 ft.

V185
West
1/8-1/4
0.238 mi.
1255 ft.

SUBWAY TERMINAL
417 S HILL ST
LOS ANGELES, CA 90013
Site 14 of 15 in cluster V

EMI S103658523
HAZMAT N/A

Relative:
Lower

EMI:

Name: SUBWAY TERMINAL BLDG
Address: 417 S HILL ST
City,State,Zip: LOS ANGELES, CA 90013
Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 1447
Air District Name: SC
SIC Code: 6531
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Actual:
280 ft.

LOS ANGELES HM:

Name: SUBWAY TERMINAL
Address: 417 S HILL ST
City,State,Zip: LOS ANGELES, CA 90013
Facility ID: FA0033766
Last Run Date: 06/01/2019

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUBWAY TERMINAL (Continued)

S103658523

Status: INACTIVE

V186
West
1/8-1/4
0.238 mi.
1255 ft.

METRO 417
417 SOUTH HILL ST.
LOS ANGELES, CA 90013

RCRA NonGen / NLR

1024744841
CAC002964603

Site 15 of 15 in cluster V

Relative:
Lower
Actual:
280 ft.

RCRA NonGen / NLR:
Date form received by agency: 2018-06-04 00:00:00.0
Facility name: METRO 417
Facility address: 417 SOUTH HILL ST.
LOS ANGELES, CA 90013
EPA ID: CAC002964603
Contact: MARCUS HAMM
Contact address: 417 SOUTH HILL ST.
LOS ANGELES, CA 90013
Contact country: Not reported
Contact telephone: 213-620-0095
Contact email: MARCUSHAMM@FORESTCITY.NET
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: FC SUBWAY MASTER LESSEE LP
Owner/operator address: 417 SOUTH HILL ST.
LOS ANGELES, CA 90013
Owner/operator country: Not reported
Owner/operator telephone: 213-620-0095
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: MARCUS HAMM
Owner/operator address: 417 SOUTH HILL ST.
LOS ANGELES, CA 90013
Owner/operator country: Not reported
Owner/operator telephone: 213-620-0095
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

METRO 417 (Continued)

1024744841

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

**AB187
 WNW
 1/8-1/4
 0.238 mi.
 1256 ft.**

**THE ANGELUS PLAZA
 300 S OLIVE ST
 LOS ANGELES, CA 90013**

**UST U003780795
 N/A**

Site 1 of 2 in cluster AB

**Relative:
 Higher**

UST:
 Name: THE ANGELUS PLAZA
 Address: 300 S OLIVE ST
 City,State,Zip: LOS ANGELES, CA 90013
 Facility ID: Not reported
 Permitting Agency: Los Angeles City Fire Department
 Latitude: 34.05174
 Longitude: -118.25064

**Actual:
 382 ft.**

LOS ANGELES UST:

Name: THE ANGELUS PLAZA
 Address: 300 S OLIVE ST
 City,State,Zip: LOS ANGELES, CA 90013
 Facility ID: FA0024747
 Last Run Date: 06/01/2019
 Status: ACTIVE

**AB188
 WNW
 1/8-1/4
 0.238 mi.
 1256 ft.**

**THE ANGELUS PLAZA
 300 S OLIVE ST
 LOS ANGELES, CA 90013**

**CERS TANKS S123502798
 HAZMAT N/A
 CERS**

Site 2 of 2 in cluster AB

**Relative:
 Higher**

CERS TANKS:
 Name: THE ANGELUS PLAZA
 Address: 300 S OLIVE ST
 City,State,Zip: LOS ANGELES, CA 90013
 Site ID: 160568
 CERS ID: 10249672
 CERS Description: Underground Storage Tank

**Actual:
 382 ft.**

LOS ANGELES HM:

Name: THE ANGELUS PLAZA
 Address: 300 S OLIVE ST
 City,State,Zip: LOS ANGELES, CA 90013
 Facility ID: FA0024747
 Last Run Date: 06/01/2019

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELUS PLAZA (Continued)

S123502798

Status: ACTIVE

CERS:

Name: THE ANGELUS PLAZA
Address: 300 S OLIVE ST
City,State,Zip: LOS ANGELES, CA 90013
Site ID: 160568
CERS ID: 10249672
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 160568
Site Name: THE ANGELUS PLAZA
Violation Date: 09-24-2019
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: OBSERVATION: Financial responsibility documents have not been submitted to the CUPA. Current financial responsibility documents are required to be submitted annually. CFO letter expired on 4/18/2019. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility by 10/24/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 160568
Site Name: THE ANGELUS PLAZA
Violation Date: 10-06-2017
Citation: 23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 08/23/2018. 1) OBSERVATION: UNDER FACILITY OPERATING PERMIT APPLICATION, FINANCIAL RESPONSIBILITY MECHANISM SELECTED IS G SELF-INSUREDG BUT CERTIFICATE OF FINANCIAL RESPONSIBILITY DOCUMENT IN CERS LISTS G INSURANCEG POLICY EXPIRED IN 2016. CORRECTION: ENSURE FINANCIAL RESPONSIBILITY MECHANISM AND CERTIFICATE OF FINANCIAL RESPONSIBILITY AND/OR CORRESPONDING LETTER FROM CFO ARE UPDATED TO THE ACCURATE, APPLICABLE AND APPROVED FORMAT FOR THE MECHANISM INDICATED IN APPLICATION. 2) OBSERVATION: UNDER FACILITY OPERATING PERMIT APPLICATION, TANK OPERATOR, TANK OWNER AND PROPERTY OWNER ARE LISTED INCORRECTLY. ACCORDING TO CHIEF ENGINEER ROMMEL JIMENEA, TANK OPERATOR IS ANGELUS HILL PARTNERSHIP LIMITED, TANK OWNER IS ANGELUS HILL PARTNERSHIP LIMITED AND PROPERTY OWNER IS RETIREMENT HOUSING FOUNDATION. CORRECTION: UPDATE FACILITY OPERATING PERMIT APPLICATION IN CERS TO REFLECT THE CURRENT AND ACCURATE TANK OWNER, OPERATOR AND PROPERTY OWNER.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 160568
Site Name: THE ANGELUS PLAZA
Violation Date: 09-24-2019
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELUS PLAZA (Continued)

S123502798

Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: OBSERVATION: Facility does not have an approved operating permit application. In operating permit application the facility lists Insurance as their mean of financial responsibility and is using State Fund. CORRECTIVE ACTION: In operating permit application select State Fund as means of financial responsibility unless plan on changing to Insurance. OBSERVATION: Facility does not have an approved operating permit application. In Vent, Vapor Recovery (VR) and Riser / Fill Pipe Piping Construction under VENT PRIMARY CONTAINMENT for T1 it states "STEEL". CORRECTIVE ACTION: In Vent, Vapor Recovery (VR) and Riser / Fill Pipe Piping Construction under VENT PRIMARY CONTAINMENT for T1 it should state "FIBERGLASSG . OBSERVATION: Facility does not have an approved operating permit application. In Vent, Vapor Recovery (VR) and Riser / Fill Pipe Piping Construction under VENT SECONDARY CONTAINMENT for T1 it states "STEEL". CORRECTIVE ACTION: In Vent, Vapor Recovery (VR) and Riser / [Truncated]

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 160568
Site Name: THE ANGELUS PLAZA
Violation Date: 09-24-2019
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)

Violation Description: Failure to have an approved UST Monitoring Plan.
Violation Notes: OBSERVATION: Owner/Operator did not maintain a current monitoring plan. In Pipe Monitoring under VISUAL PIPELINE MONITORING for T1 it states "NO". CORRECTIVE ACTION: In Pipe Monitoring under VISUAL PIPELINE MONITORING for T1 it should state "YES". Add monthly time designation.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 160568
Site Name: THE ANGELUS PLAZA
Violation Date: 09-24-2018
Citation: 23 CCR 16 2632(d)(1)(c),2641(h),2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(c),2641(h),2711(a)(8)

Violation Description: Failure to submit or maintain a current facility plot plan.
Violation Notes: Returned to compliance on 11/16/2018. OBSERVATION: Facility does not have an approved Monitoring Site Plan. CORRECTIVE ACTION: Monitoring site plan is missing approx piping between sumps and generator and which sensors are in the respective sumps.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 160568
Site Name: THE ANGELUS PLAZA
Violation Date: 04-13-2018
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELUS PLAZA (Continued)

S123502798

Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.

Violation Notes: Returned to compliance on 11/16/2018. OBSERVATION: UNDER FACILITY OPERATING PERMIT APPLICATION, FINANCIAL RESPONSIBILITY MECHANISM SELECTED IS "G INSURANCE" BUT CERTIFICATE OF FINANCIAL RESPONSIBILITY DOCUMENT IN CERS LISTS "STATE FUND" BUT FOR ONLY \$5,000 COVERAGE AND NO CFO LETTER. VIOLATION ELEVATED TO CLASS II. CORRECTION: ENSURE FINANCIAL RESPONSIBILITY MECHANISM AND CERTIFICATE OF FINANCIAL RESPONSIBILITY AND/OR CORRESPONDING LETTER FROM CFO ARE UPDATED TO THE ACCURATE, APPLICABLE AND APPROVED FORMAT FOR THE MECHANISM INDICATED IN APPLICATION.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 160568
Site Name: THE ANGELUS PLAZA
Violation Date: 10-06-2017
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284

Violation Description: Failure to obtain a valid permit to operate from the CUPA.

Violation Notes: Returned to compliance on 08/23/2018. OBSERVATION: OWNER/OPERATOR FAILED TO OBTAIN OR POST A UNIFIED PROGRAM FACILITY PERMIT. NO PERMIT WILL BE ISSUED TO FACILITIES WITH OUTSTANDING VIOLATIONS. CORRECTIVE ACTION: OBTAIN A UNIFIED PROGRAM FACILITY PERMIT AND POST IN A CONSPICUOUS PLACE ON THE PREMISES AS PER LAMC 57.120.5.3. EMAILED COPY OF PERMIT TO CHIEF ENGINEER ROMMEL JIMENEA. CORRECTED ON SITE.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 160568
Site Name: THE ANGELUS PLAZA
Violation Date: 09-24-2019
Citation: 23 CCR 16 2716(a) through (e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(a) through (e)

Violation Description: For designated operator (DO) monthly inspections conducted before October 1, 2018, failure to comply with one or more of the following requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been trained in accordance with 23 CCR 2715(c). For designated operator (DO) 30 day inspections conducted on and after October 1, 2018, failure to conduct the designated UST operator visual inspection at least once every 30 days.

Violation Notes: Returned to compliance on 09/24/2019. OBSERVATION: Facility did not comply with one or more of the following DO monthly inspection requirements: DO incorrectly marked NO for Overfill in Section X of DO reports from 9/2019-10/2018. Tank owner/operator did not sign in Section VI of DO reports on 5/2019-10/2018 (except 2/2019 DO report). DO incorrectly selected N/A for 1st check box in Section VIII on

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELUS PLAZA (Continued)

S123502798

10/2018 & 11/2018 DO report. CORRECTED ON SITE: DO corrected Section X to say YES and added date of 9/24/2018. Tank owner/operator signed DO reports where signature was missing. DO corrected 1st check box in Section VIII to state YES the power to monitoring console was on at the time of the inspection.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 160568
Site Name: THE ANGELUS PLAZA
Violation Date: 09-24-2019
Citation: 23 CCR 16 2637(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(f)

Violation Description: Failure to submit a copy of the secondary containment test results on the G Secondary Containment Testing report FormG to the UPA within 30 days after the test.

Violation Notes: OBSERVATION: Owner/Operator did not submit secondary containment test results to the CUPA within 30 days after the test. Testing was completed on 4/16/2019. CORRECTIVE ACTION: Submit secondary containment test results to the CUPA within 30 days after the test.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 160568
Site Name: THE ANGELUS PLAZA
Violation Date: 10-06-2017
Citation: HSC 6.7 25284(a)(3)(A) & (B); - California Health and Safety Code, Chapter 6.7, Section(s) 25284(a)(3)(A) & (B);

Violation Description: Failure to implement or maintain a written agreement between the UST permit holder and the operator (owner/operator agreement).

Violation Notes: Returned to compliance on 04/13/2018. 3) OBSERVATION: OWNER OPERATOR AGREEMENT IS NOT SUBMITTED INTO CERS AND IS NOT MAINTAINED ON SITE. CORRECTION: SUBMIT CURRENT/SIGNED TANK OWNER/OPERATOR AGREEMENT INTO CERS AND MAINTAIN ON SITE. IF OWNER AND TANK OPERATOR ARE SAME, INDICATE SO ON UST FACILITY OPERATING PERMIT APPLICATION AND PROVIDE STATEMENT STATING SAME WHEN CLAIMING G EXEMPTG UNDER OWNER OPERATOR AGREEMENT

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 160568
Site Name: THE ANGELUS PLAZA
Violation Date: 09-24-2019
Citation: 23 CCR 16 2715(a)(1)(B) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)(1)(B)

Violation Description: Failure to submit the G Designated Underground Storage Tank Operator Identification FormG within 30 days of installing a UST system or within 30 days of a change in DO.

Violation Notes: OBSERVATION: Owner/Operator did not submit the G Designated Underground Storage Tank Operator Identification FormG . DO Djerl Shultz ICC number is incorrect. CORRECTIVE ACTION: Submit G Designated Underground Storage Tank Operator Identification FormG to the CUPA within 30 days of a change using the new form to update Djerl Shultz's ICC number of #8020127. Be sure to include the UST tank statement of

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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THE ANGELUS PLAZA (Continued)

S123502798

understanding and compliance form and upload onto CERS. Both forms were on site.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 160568
Site Name: THE ANGELUS PLAZA
Violation Date: 09-24-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)

Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violation Notes: OBSERVATION: The business failed to submit adequate emergency response procedures for a release or threatened release of a hazardous material. Local CUPA phone # is incorrect and there is no local Water Board phone #. CORRECTED ON SITE: Local CUPA phone number should be (213) 978-3680. Regional Water Board phone # is (213) 576-6600.

Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 160568
Site Name: THE ANGELUS PLAZA
Violation Date: 04-13-2018
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34

Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

Violation Notes: Returned to compliance on 09/24/2018. OBSERVATION: UNDER FACILITY OPERATING PERMIT APPLICATION, FINANCIAL RESPONSIBILITY MECHANISM SELECTED IS G INSURANCE" BUT CERTIFICATE OF FINANCIAL RESPONSIBILITY DOCUMENT IN CERS LISTS "STATE FUND" BUT FOR ONLY \$5,000 COVERAGE AND NO CFO LETTER. VIOLATION ELEVATED TO CLASS II. CORRECTION: ENSURE FINANCIAL RESPONSIBILITY MECHANISM AND CERTIFICATE OF FINANCIAL RESPONSIBILITY AND/OR CORRESPONDING LETTER FROM CFO ARE UPDATED TO THE ACCURATE, APPLICABLE AND APPROVED FORMAT FOR THE MECHANISM INDICATED IN APPLICATION.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 160568
Site Name: THE ANGELUS PLAZA
Violation Date: 09-24-2019
Citation: 23 CCR 16 2715(a)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)(2)

Violation Description: Failure to submit the G Underground Storage Tank Statement of Understanding and Compliance Form.G

Violation Notes: OBSERVATION: Owner/operator failed to submit the G Underground Storage Tank Statement of Understanding and Compliance FormG CORRECTIVE ACTION: Submit the G Underground Storage Tank Statement of Understanding and Compliance FormG .

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELUS PLAZA (Continued)

S123502798

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 05-03-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Inspector reviewed SB989 test results and CERS for compliance. No open violations. Sb989 results attached.
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 05-21-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed old inspection report and CERS. Called Inspector Aaron Mungaray to discuss initial actions and follow up. Facility being notified that this will be Class I violation if they do not comply by 7/1/18.
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-24-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: LAFD Christopher Young on site 9/24/2019 to conduct routine inspection of underground storage tank facility. Monitoring System components were observed and verified this date. Consent to enter, inspect and take photographs was given on this date by Rommel Jimenea, Chief Engineer. Tank is located off of Olive St behind the hedges across the street from the Omni Hotel. Monitoring system certification was conducted at this time. Monitoring certification was performed by Djerl Shultz with JDS Tank Testing. Monitoring System components were observed and verified on this date. Tester provided the following certifications: Djerl Shultz ICC: 8020127 Exp: 6/11/2021 VR: B36436 Exp: 4/06/2020 The UST monitoring panel showed all functions normal. Current monitoring set up and alarm history are not available for review - ILS 350 does not have alarm history print outs. The sumps were opened for inspection and the sensors were observed positioned to detect a leak at the [Truncated]
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-28-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: reset date
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 11-21-2018

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MAP FINDINGS

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THE ANGELUS PLAZA (Continued)

S123502798

Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and attached results. No open violations. Cers has been accepted. No overfill inspection submitted.
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-23-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Cers review and email sent to DO.
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-24-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: LAFD Christopher Young on site 9/24/2018 to conduct routine inspection of underground storage tank facility. Monitoring System components were observed and verified this date. Consent to enter, inspect and take photographs was given on this date by Marisela Rodriguez, Maintenance Admin Assistant. Tank is located off of Olive St behind the hedges across the street from the Omni Hotel. Monitoring system certification was conducted at this time. Monitoring certification was performed by DJERL SHULTZ WITH JDS TANK TESTING. Monitoring System components were observed and verified on this date. Secondary containment was also done on this date. Tester provided the following certifications: Djerl Shultz ICC: 8020127 Exp: 6/13/2019 VR: B36436 Exp: 4/06/2020 VMI: 3041 Exp: 8/5/2020 The UST monitoring panel showed all functions normal. Current monitoring set up and alarm history are not available for review - ILS 350 does not have tape. The sumps and UDCs WERE available [Truncated]
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-03-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Facility inspection , ust book review, do review, cers accepted, consent given by Rommel Jimenea, mc 9/28/2016 , secondary containment 04/18/2016 Do Frank Chamberlain opens op sumps for inspection
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-03-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: reset mc
Eval Division: Los Angeles City Fire Department

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THE ANGELUS PLAZA (Continued)

S123502798

Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-10-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: COMPLETION OF DOCUMENTATION FOR FACILITY INSPECTION CONDUCTED ON 10-09-17

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-10-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: REVIEWED RECEIVED ANNUAL MONITORING SYSTEM CERTIFICATION & SPILL BUCKET RESULTS FOR TESTING OF DISPENSER SYSTEM CONDUCTED ON 09-29-17 BY OSCAR CERVANTES WITH JDS TANK TESTING. CONFIRMED RESULTS WERE REQUESTED/ RECEIVED, SCANNED/ DOWNLOADED AND ATTACHED IN ENVISION. NO FAILURES NOTED ON REPORT. REVIEWED RECEIVED SECONDARY CONTAINMENT RESULTS FOR TESTING CONDUCTED ON 04-18-16 BY FRANK CHAMBERLAIN WITH JDS TANK TESTING. CONFIRMED RESULTS WERE RECEIVED, SCANNED/DOWNLOADED AND ATTACHED IN ENVISION. NO FAILURES NOTED ON REPORT. PRIOR ATTACHMENT IN ECR WAS NOT OPENABLE.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 11-16-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Cleared violations from Inspector Young's inspection and Accepted CERS. Waiting on test results. Email sent to JDS for results.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-20-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and attached test results from 9/29/17. All Components passed.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-17-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Per Captain dG Lisa DaviesG orders in email sent Thu, Mar 12, 2015 at 4:00PM: G Criteria for worksheet: Check to see if inspection date against daily time and activity to verify if the last inspection date.

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THE ANGELUS PLAZA (Continued)

S123502798

If an inspection is found to be more current, please clean up that data as shown by Insp. Morel. Separate all activities done: MC, SB SB-989, install, removal. If you encounter scanned files, you must search all the attachments for test results, tank info, etc. If a tank pull is encountered, record the date of the removal - to be updated in EnvisionCONNECT. If an inspection is due, research to see if it is HazMat or UST. If a city facility, give Sean Sullivan a call, he may be able to provide documentation - handles tanks. Check against the CERS submittals, info may have been submitted.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-13-2018
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes:

At the routine facility inspection of these properties on 10/06/2017, CHIEF ENGINEER ROMMEL JIMENEA, indicated that ANGELUS HILL PARTNERSHIP LIMITED is now the TANK OWNER and OPERATOR. Upon my follow up and review of required updates to CERS related to the permit application and Financial Responsibility documents, I found that the most recent Certificate of Financial Responsibility submitted (see attached) still has several errors: 1) it states that a company that is NOT the property owner (RETIREMENT HOUSING FOUNDATION) or tank owner/operator (ANGELUS HILL PARTNERSHIP LIMITED) is certifying financial responsibility. 23 CCR Chapter 18, 2807 requires that only owners or operators demonstrate financial responsibility. 2) it does not certify the minimum amounts required by law: \$500,000 per occurrence for all owners or operators not included in the preceding subdivision; AND \$1 million annual aggregate coverage for owners or operators of 1 to 100 underground storage [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-12-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: cers review , Rommel Jimenea building engineer gives lafd consent for inspection , reviewed cers

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-12-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspector Bernard Sanchez LAFD, onsite this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on 05/12/2016 by Rommel Jimenea Building engineer Monitoring system certification (was not) conducted at this time. Monitoring certification was performed by Jds tank testing Djerl Shultz on 09/28/2015 . I discovered this because I was on the monitor certification on 09/28/2015 on the next building over 200 S Olive .

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THE ANGELUS PLAZA (Continued)

S123502798

All tanks were certified on 09/28/2015 including 300 S Olive. At the time I could not find 300 S Olive so I put this information on my notes(200 S Olive) . Once I arrived it became clear to me that I was here On 09/28/2015 .(two separate address). Cers review 200, 300 Tester provided the following certifications: ICC Tech 877227 exp 03/20/2017 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-24-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Consent to enter, inspect and take photographs was given by: Rommel Jimenea, Chief Engineer The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. New user instructions are provided below. NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into CERS is required between January 1 and March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-03-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed CERS and open violations. Did not clear violations. Did not accept CERS as there is an error on updated certificate of financial responsibility.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-06-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: LAFD Inspector Mungaray on site this date to conduct routine inspection of underground storage tank facility. Consent to enter, inspect and take photographs was given on this date by CHIEF ENGINEER ROMMEL JIMENEA. Monitoring system certification was NOT conducted at this time. Monitoring system certification was conducted on 09-29-17 by OSCAR CERVANTES WITH JDS TESTING. Mr Cervantes emailed Inspector Mungaray photos of the opened tank system during MC on 09-29-17. The

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THE ANGELUS PLAZA (Continued)

S123502798

UST monitoring panel showed all functions normal. Current monitoring set up and alarm history are not available for review - ILS 350 does not have tape. The sumps and UDCs WERE available for inspection and the sensors WERE observed positioned to detect a leak at the earliest opportunity on 09-29-17. The spill buckets were visually inspected. The Monitoring Plan WAS compared to the equipment on site. The operation of the UST system WAS compared to the conditions of the operating permit. TANK OPERATOR: [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Coordinates:

Site ID: 160568
Facility Name: THE ANGELUS PLAZA
Env Int Type Code: HMBP
Program ID: 10249672
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.051740
Longitude: -118.250640

Affiliation:

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 255 S HILL ST
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: ROMMEL JIMENEA
Entity Title: CHIEF ENGINEER
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: THE ANGELUS PLAZA
Entity Title: Not reported

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THE ANGELUS PLAZA (Continued)

S123502798

Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: UST Property Owner Name
Entity Name: RETIREMENT HOUSING FOUNDATION
Entity Title: Not reported
Affiliation Address: 25 S HILL ST S 404
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 623-4352

Affiliation Type Desc: Environmental Contact
Entity Name: ROMMEL JIMENEA
Entity Title: Not reported
Affiliation Address: 300 S OLIVE ST
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: UST Permit Applicant
Entity Name: ROMMEL JIMENEA
Entity Title: CHIEF ENGINEER
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 623-4352

Affiliation Type Desc: Legal Owner
Entity Name: Retirement Housing Foundation
Entity Title: Not reported
Affiliation Address: 300 S OLIVE ST
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 623-4352

Affiliation Type Desc: Operator
Entity Name: ANGELUS HILL PARTNERSHIP LIMITED
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 623-4352

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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE ANGELUS PLAZA (Continued)

S123502798

Affiliation Type Desc: UST Tank Operator
Entity Name: ANGELUS HILL PARTNERSHIP LIMITED
Entity Title: Not reported
Affiliation Address: 245 S HILL ST SUITE 100
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 623-4352

Affiliation Type Desc: UST Tank Owner
Entity Name: ANGELUS HILL PARTNERSHIP LIMITED
Entity Title: Not reported
Affiliation Address: 25 S HILL ST S 404
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 623-4352

AC189
ENE
1/8-1/4
0.239 mi.
1260 ft.

CITY OF LA METRO CALL CENTER 911
100 N LOS ANGELES ST
LOS ANGELES, CA 90012

UST U004264435
N/A

Site 1 of 2 in cluster AC

Relative:
Higher
Actual:
281 ft.

UST:
Name: CITY OF LA METRO CALL CENTER 911
Address: 100 N LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0036835
Permitting Agency: Los Angeles City Fire Department
Latitude: 34.05158
Longitude: -118.24227

LOS ANGELES UST:
Name: CITY OF LA METRO CALL CENTER 911
Address: 100 N LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0036835
Last Run Date: 06/01/2019
Status: ACTIVE

AC190
ENE
1/8-1/4
0.239 mi.
1260 ft.

CITY OF LA METRO CALL CENTER 911
100 N LOS ANGELES ST
LOS ANGELES, CA 90012

CERS TANKS S123504506
HAZMAT N/A
CERS

Site 2 of 2 in cluster AC

Relative:
Higher
Actual:
281 ft.

CERS TANKS:
Name: CITY OF LA METRO CALL CENTER 911
Address: 100 N LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 19705
CERS ID: 10260703

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MAP FINDINGS

Site

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EPA ID Number

CITY OF LA METRO CALL CENTER 911 (Continued)

S123504506

CERS Description: Underground Storage Tank

LOS ANGELES HM:
Name: CITY OF LA METRO CALL CENTER 911
Address: 100 N LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0036835
Last Run Date: 06/01/2019
Status: ACTIVE

CERS:
Name: CITY OF LA METRO CALL CENTER 911
Address: 100 N LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 19705
CERS ID: 10260703
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 19705
Site Name: CITY OF LA METRO CALL CENTER 911
Violation Date: 10-04-2019
Citation: 23 CCR 16 2665(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665(b)
Violation Description: "Failure to submit a copy of the overfill prevention equipment inspection results on the G Overfill Prevention Equipment Inspection Report FormG to the UPA within 30 days after the inspection."
Violation Notes: Returned to compliance on 10/04/2019. OBSERVATION: Owner/operator failed to submit a copy of the overfill prevention equipment inspection results on the G Overfill Prevention Equipment Inspection Report FormG to the UPA within 30 days after the inspection. CORRECTIVE ACTION: Submit a copy of the overfill prevention equipment inspection results on the G Overfill Prevention Equipment Inspection Report FormG to the UPA within 30 days.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 19705
Site Name: CITY OF LA METRO CALL CENTER 911
Violation Date: 05-08-2019
Citation: 23 CCR 16 2716(a) through (e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(a) through (e)
Violation Description: For designated operator (DO) monthly inspections conducted before October 1, 2018, failure to comply with one or more of the following requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been trained in accordance with 23 CCR 2715(c). For designated operator (DO) 30 day inspections conducted on and after October 1, 2018, failure to conduct the designated UST operator visual inspection at least once every 30

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Elevation

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Database(s)

EDR ID Number
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CITY OF LA METRO CALL CENTER 911 (Continued)

S123504506

Violation Notes: days.
Returned to compliance on 07/05/2019. OBSERVATION: Facility did not comply with one or more of the following DO monthly inspection requirements: DO report from 11/2018, 2/2019, & 5/2019 does not have Section V filled out and no signature in Section VI. 3/2019-5/2019 DO reports in Section VIII the last 2 boxes were not selected. Missing 8/2018 DO report. CORRECTIVE ACTION: Have tank owner/operator fill out Section V in response to Section III and sign Section VI. Have DO fill out last 2 check boxes on 3/2019-5/2019. Locate missing DO report from 8/2018 and put in book onsite.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 19705
Site Name: CITY OF LA METRO CALL CENTER 911
Violation Date: 05-08-2019
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)

Violation Description: Failure to have an approved UST Monitoring Plan.
Violation Notes: Returned to compliance on 06/20/2019. OBSERVATION: Facility does not have an approved Monitoring Plan. In tank monitoring & piping monitoring under Monitor Panel Model it states "TLS-350". CORRECTIVE ACTION: In tank monitoring & piping monitoring under Monitor Panel Model it should state "TLS 300C".

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 19705
Site Name: CITY OF LA METRO CALL CENTER 911
Violation Date: 05-08-2019
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34

Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Returned to compliance on 06/20/2019. OBSERVATION: Financial responsibility documents have not been submitted to the CUPA. Current financial responsibility documents are required to be submitted annually. CFO letter is expired. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility by 6/7/2019.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 19705
Site Name: CITY OF LA METRO CALL CENTER 911
Violation Date: 05-08-2019
Citation: HSC 6.7 25292.1(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25292.1(a)

Violation Description: Failure to operate the UST system to prevent unauthorized releases including leaks, spills, and/or overfills.
Violation Notes: Returned to compliance on 07/05/2019. OBSERVATION: Owner/Operator failed to meet one or more of the requirements applicable to overfill prevention equipment. Facility did not test overfill protection before the October 2018 deadline. CORRECTIVE ACTION: Overfill protection was attempted to be tested on 5/8/2019 by Taylor Almeida with Clean Fuels.

Map ID
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Elevation

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CITY OF LA METRO CALL CENTER 911 (Continued)

S123504506

Tester was unable to pull flapper valve in order to properly test. Facility does not have a VR audible/visual alarm on site. Facility has Warrick Controls console, Inspector Young will inquire to see if this can be used as a means of audible/visual alarm.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 19705
Site Name: CITY OF LA METRO CALL CENTER 911
Violation Date: 05-08-2019
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286

Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.

Violation Notes: Returned to compliance on 06/20/2019. OBSERVATION: Facility does not have an approved operating permit application. In tank description under tank manufacturer for all tanks it states "MODERN WELDING". CORRECTIVE ACTION: In tank description under tank manufacturer for all tanks it should state "JOOR".

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 19705
Site Name: CITY OF LA METRO CALL CENTER 911
Violation Date: 06-20-2019
Citation: HSC 6.7 25292.1(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25292.1(a)

Violation Description: Failure to operate the UST system to prevent unauthorized releases including leaks, spills, and/or overfills.

Violation Notes: OBSERVATION: Owner/Operator failed to meet one or more of the requirements applicable to overfill prevention equipment. Facility did not test overfill protection before the October 2018 deadline. CORRECTIVE ACTION: Overfill protection was attempted to be tested on 5/8/2019 by Taylor Almeida with Clean Fuels. Tester was unable to pull flapper valve in order to properly test. Facility does not have a VR audible/visual alarm on site. Facility has Warrick Controls console, Inspector Young will inquire to see if this can be used as a means of audible/visual alarm. *****SECOND NOTICE*****

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 19705
Site Name: CITY OF LA METRO CALL CENTER 911
Violation Date: 05-08-2019
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)

Violation Description: Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five

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CITY OF LA METRO CALL CENTER 911 (Continued)

S123504506

minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, - 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October- 1,- 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.

Violation Notes: Returned to compliance on 07/05/2019. OBSERVATION: Owner/Operator failed to meet one or more of the requirements applicable to overfill prevention equipment. Facility did not test overfill protection before the October 2018 deadline. CORRECTIVE ACTION: Overfill protection was attempted to be tested on 5/8/2019 by Taylor Almeida with Clean Fuels. Tester was unable to pull flapper valve in order to properly test. Facility does not have a VR audible/visual alarm on site. Facility has Warrick Controls console, Inspector Young will inquire to see if this can be used as a means of audible/visual alarm.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 19705
Site Name: CITY OF LA METRO CALL CENTER 911
Violation Date: 05-09-2017
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34

Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

Violation Notes: Returned to compliance on 05/08/2018.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 19705
Site Name: CITY OF LA METRO CALL CENTER 911
Violation Date: 10-04-2019
Citation: 23 CCR 16 2638(d) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(d)

Violation Description: Failure to submit the G Monitoring System Certification FormG to the UPA within 30 days of completion of the test.

Violation Notes: Returned to compliance on 10/04/2019. OBSERVATION: Owner/Operator did not submit the Monitoring System Certification Form to the CUPA within 30 days of completion of the test. CORRECTIVE ACTION: Submit copy of the Monitoring System Certification to the CUPA.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

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CITY OF LA METRO CALL CENTER 911 (Continued)

S123504506

Site ID: 19705
Site Name: CITY OF LA METRO CALL CENTER 911
Violation Date: 06-20-2019
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description: Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, - 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October- 1,- 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.
Violation Notes: OBSERVATION: Owner/Operator failed to meet one or more of the requirements applicable to overfill prevention equipment. Facility did not test overfill protection before the October 2018 deadline. CORRECTIVE ACTION: Overfill protection was attempted to be tested on 5/8/2019 by Taylor Almeida with Clean Fuels. Tester was unable to pull flapper valve in order to properly test. Facility does not have a VR audible/visual alarm on site. Facility has Warrick Controls console, Inspector Young will inquire to see if this can be used as a means of audible/visual alarm. *****SECOND NOTICE*****
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 19705
Site Name: CITY OF LA METRO CALL CENTER 911
Violation Date: 06-20-2019
Citation: 23 CCR 16 2716(a) through (e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(a) through (e)
Violation Description: For designated operator (DO) monthly inspections conducted before October 1, 2018, failure to comply with one or more of the following requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service

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CITY OF LA METRO CALL CENTER 911 (Continued)

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visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been trained in accordance with 23 CCR 2715(c). For designated operator (DO) 30 day inspections conducted on and after October 1, 2018, failure to conduct the designated UST operator visual inspection at least once every 30 days.

Violation Notes: OBSERVATION: Facility did not comply with one or more of the following DO monthly inspection requirements: DO report from 11/2018, 2/2019, & 5/2019 does not have Section V filled out and no signature in Section VI. 3/2019-5/2019 DO reports in Section VIII the last 2 boxes were not selected. Missing 8/2018 DO report. CORRECTIVE ACTION: Have tank owner/operator fill out Section V in response to Section III and sign Section VI. Have DO fill out last 2 check boxes on 3/2019-5/2019. Locate missing DO report from 8/2018 and put in book onsite.
*****SECOND NOTICE*****

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 19705
Site Name: CITY OF LA METRO CALL CENTER 911
Violation Date: 10-04-2019
Citation: 23 CCR 16 2637.1(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637.1(e)

Violation Description: Failure to submit a copy of the spill containment test results on the G Spill Container Testing Report FormG to the UPA within 30 days after the test.

Violation Notes: Returned to compliance on 10/04/2019. OBSERVATION: Owner/Operator failed to submit the spill bucket testing results to UPA within 30 days of testing. CORRECTIVE ACTION: Submit spill bucket testing results.

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-08-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: LAFD Christopher Young on site this date 5/7/2019 to conduct routine inspection of underground storage tank facility. Monitoring System components were observed and verified this date. Consent to enter, inspect and take photographs was given on this date by Cathy Barult. Monitoring system certification was conducted at this time. Monitoring certification was performed by Taylor Almeida WITH CLEAN FUELS. Monitoring System components were observed and verified on this date. Tester provided the following certifications: Taylor Almeida ICC: 8372585 Exp: 2/23/2020 VR: B45968 Exp: 8/12/2019 VMI: LDT-890 #3588 Exp: 6/03/2019 The UST monitoring panel showed all functions normal. Current monitoring setup and alarm history WERE available for review. The sumps WERE available for inspection and the sensors WERE observed positioned to detect a leak at the earliest opportunity. The spill buckets WERE also visually inspected. The Monitoring Plan WAS compared to the [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST

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CITY OF LA METRO CALL CENTER 911 (Continued)

S123504506

Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-09-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Facility inspection , all cers violations still not corrected , spoke with cathy brault who handles cers and tank information on site

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-22-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: LAFD CUPA Inspector Yoshihashi, on site 5/22/2018 to conduct routine inspection of your underground storage tank. Consent to enter, inspect and take photographs was given on this date by Josh Muncie. Monitoring system certification was not conducted at this time. Monitoring certification was performed by The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Property Owner: Tank Owner/ Operator: Monitor Certification anniversary: 5/2019 Secondary Containment testing due date: 6/2020 Number of Tanks: 1 Monitoring system: Veeder Root TLS 300-C Tank 1: Diesel [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 05-07-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 5/7/14 at 100 N Los Angeles St Meyer's site. Inspection done with Eva B on site. Verified electronic submittal of HMBP into portal FACILITY INSPECTION: REVIEWED UST BOOK. OBSERVED SENSORS PLACED PROPERLY TO DETECT LEAK AT EARLIEST POSSIBLITY. SUMPS AND UDC'S FREE OF LIQUID. VEEDER ROOT NOT IN ALARM. NO VIOLATIONS NOTED. WITNESSED SB-989 TESTING BY ERIK FROM CLEAN FUELS. Emailed George Namanuka and Joshua Muncie both @lacity.org attached documents for their records.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-07-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: 5/7/14 at 100 N Los Angeles St Meyer's site. Inspection done with Eva B on site. Verified electronic submittal of HMBP into portal FACILITY INSPECTION: REVIEWED UST BOOK. OBSERVED SENSORS PLACED PROPERLY TO

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MAP FINDINGS

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CITY OF LA METRO CALL CENTER 911 (Continued)

S123504506

DETECT LEAK AT EARLIEST POSSIBLITY. SUMPS AND UDC'S FREE OF LIQUID. VEEDER ROOT NOT IN ALARM. NO VIOLATIONS NOTED. WITNESSED SB-989 TESTING BY ERIK FROM CLEAN FUELS. Emailed George Namanuka and Joshua Muncie both @lacity.org attached documents for their records.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-07-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: 5/7/14 at 100 N Los Angeles St Meyer's site. Inspection done with Eva B on site. Verified electronic submittal of HMBP into portal FACILITY INSPECTION: REVIEWED UST BOOK. OBSERVED SENSORS PLACED PROPERLY TO DETECT LEAK AT EARLIEST POSSIBLITY. SUMPS AND UDC'S FREE OF LIQUID. VEEDER ROOT NOT IN ALARM. NO VIOLATIONS NOTED. WITNESSED SB-989 TESTING BY ERIK FROM CLEAN FUELS. Emailed George Namanuka and Joshua Muncie both @lacity.org attached documents for their records.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-19-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: no cers . catherine Brault gives lafd consent for inspection , Site rip

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 07-05-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Closed minor violation that was upgraded to class II

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-04-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 100 N Los Angeles St NOV follow up for facility at 100 N Los Angeles St. Facility sent in testing results for monitor certification, spill bucket, and overfill prevention testing results.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-30-2014
Violations Found: No
Eval Type: Routine done by local agency

Map ID
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Distance
Elevation

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Database(s)

EDR ID Number
EPA ID Number

CITY OF LA METRO CALL CENTER 911 (Continued)

S123504506

Eval Notes: FACILITY INSPECTION WITH US EPA INSPECTOR DIANE STEWART. REVIEWED UST BOOK. OBSERVED SENSORS PLACED PROPERLY TO DETECT LEAK AT EARLIEST POSSIBILITY. SUMPS AND UDC'S FREE OF LIQUID. VEEDER ROOT NOT IN ALARM. SEAN SULLIVAN SCHEDULED M/C WITH CLEAN FUELS ON SITE

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-08-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspector Husband LAFD, on site this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by CATHY BRAULT, PSRII Monitoring system certification (was) conducted at this time. Monitoring certification was performed by (Richard Blankenbiller of Clean Fuels). Tester provided the following certifications: ICC: 5012767. EXP: 12/15/2019 Veeder-Root: A20929 EXP: 9/14/2019 VMI: Other: The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Property Owner: CITY OF L.A. GENERAL SVCS DIV Tank [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-09-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspector Bernard Sanchez)LAFD, onsite this to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given by lafd brault staff Monitoring system certification (was) conducted at this time. Monitoring certification was performed by Richard Blankenbiller clean fuels Tester provided the following certifications: ICC Tech A20929, 11/05/2018, 9/27/2017 5012767 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. (Optional: Add details about tanks, what was tested, what passed/failed etc.) Ensure submittal of monitor [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-19-2016
Violations Found: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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Database(s)

EDR ID Number
EPA ID Number

CITY OF LA METRO CALL CENTER 911 (Continued)

S123504506

Eval Type: Routine done by local agency
Eval Notes: Inspector Bernard sanchez LAFD, onsite this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by 5/19/2016 site rep Catherine brault Monitoring system certification was conducted at this time. Monitoring certification was performed by Richard Blankenbiller clean fuels Tester provided the following certifications: 990648, 11/05/2016, veeder 12/18/2016 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. (Optional: Add details about tanks, what was tested, what passed/failed etc.) Ensure [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-20-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspection granted by Roslyn Edmondson, PSRII, LAPD. CERS information in the process of being uploaded. Hardcopy obtain for LAFD records (see attachment).

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 06-20-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 100 N Los Angeles St NOV follow up for facility at 100 N Los Angeles St. Facility updated their tank information, monitoring plan, and certificate of financial responsibility.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 06-20-2019
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: 100 N Los Angeles St Facility has not complied with the above written violation within the 30 days. This violation has been upgraded to a CLASS II violation. Facility has 30 days to comply with the violation or this violation will be upgraded to a CLASS I which will be forwarded to my Legal unit for fine and penalty assessment. Violators can be liable for civil penalties up to \$5,000 dollars per day, for each violation. HSC 25299, HSC 25270.12. REPORT IS EMAILED TO Gsdfuelmaint@lacity.org *****SECOND NOTICE*****

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

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Database(s)

EDR ID Number
EPA ID Number

CITY OF LA METRO CALL CENTER 911 (Continued)

S123504506

Eval General Type: Other/Unknown
Eval Date: 10-04-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 100 N LOS ANGELES ST REVIEWED RECEIVED MONITOR CERTIFICATION AND SPILL BUCKET TESTING RESULTS FOR TESTING CONDUCTED ON 5/8/2019 BY TAYLOR ALMEIDA WITH CLEAN FUELS. CONFIRMED RESULTS WERE REQUESTED/RECEIVED. SCANNED/DOWNLOADED AND ATTACHED IN ENVISION. NO FAILURES NOTED ON REPORT.
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-04-2019
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: 100 N Los Angeles St Notice of Violation for facility at 100 N Los Angeles St. Facility did not send in annual monitoring system certification, spill bucket, and overfill testing results within 30 days of testing. Testing was completed on 5/8/2019 and NOV was given on 10/3/2019.
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Coordinates:
Site ID: 19705
Facility Name: CITY OF LA METRO CALL CENTER 911
Env Int Type Code: HMBP
Program ID: 10260703
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.051580
Longitude: -118.242270

Affiliation:
Affiliation Type Desc: Operator
Entity Name: LAPD METRO COMMUNICAITONS DISPATCH CENTER
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 978-6585

Affiliation Type Desc: Parent Corporation
Entity Name: CITY OF LA METRO CALL CENTER 911
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

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CITY OF LA METRO CALL CENTER 911 (Continued)

S123504506

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Environmental Contact
Entity Name: CATHY BRAULT
Entity Title: Not reported
Affiliation Address: 100 N LOS ANGELES ST
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 100 N LOS ANGELES ST
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: Not reported

Affiliation Type Desc: UST Permit Applicant
Entity Name: CATHY BRAULT
Entity Title: POLICE SERVICE REP II
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 978-6570

Affiliation Type Desc: UST Property Owner Name
Entity Name: CITY OF LA GENERAL SVCS DIV
Entity Title: Not reported
Affiliation Address: 111 E 1ST ST 601
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3781

Affiliation Type Desc: Identification Signer
Entity Name: CATHY BRAULT
Entity Title: POLICE SERVICE REPRESENTATIVE II
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported

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CITY OF LA METRO CALL CENTER 911 (Continued)

S123504506

Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: CITY OF L.A. GENERAL SVCS DIV
Entity Title: Not reported
Affiliation Address: 111 E 1ST ST 601
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3781

Affiliation Type Desc: UST Tank Owner
Entity Name: RENE VILLA-AGUSTIN
Entity Title: Not reported
Affiliation Address: 111 E ST ST 601
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3795

Affiliation Type Desc: Document Preparer
Entity Name: CATHY BRAULT
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: UST Tank Operator
Entity Name: TAIT ENVIRONMENTAL SERVICES
Entity Title: Not reported
Affiliation Address: 2131 SOUTH DUPONT DRIVE
Affiliation City: ANAHEIM
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92806
Affiliation Phone: (714) 560-8222

AD191 EAST WEST DEVELOPMENT CORP.
East 123 ONIZUKA ST
1/8-1/4 LOS ANGELES, CA 90012
0.240 mi.
1269 ft. Site 1 of 2 in cluster AD

UST U003781703
N/A

Relative: UST:
Lower Name: EAST WEST DEVELOPMENT CORP.
Address: 123 ONIZUKA ST
Actual: City,State,Zip: LOS ANGELES, CA 90012
277 ft. Facility ID: 25479
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.0518725
Longitude: -118.2406962

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

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EDR ID Number
EPA ID Number

ANTONIO URIBE MFG (Continued)

1000339139

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002746440

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ANTONIO URIBE MFG (Continued)

1000339139

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000339139
Registry ID: 110002746440
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002746440>

AE195
SW
1/8-1/4
0.240 mi.
1269 ft.

E. H. K. JEWELRY
453 S. SPRING STREET
LOS ANGELES, CA 90013

RCRA-SQG 1000238794
FINDS CAD981421613
ECHO

Site 4 of 4 in cluster AE

Relative:
Lower
Actual:
268 ft.

RCRA-SQG:
Date form received by agency: 1986-06-13 00:00:00.0
Facility name: E. H. K. JEWELRY
Facility address: 453 S. SPRING STREET
LOS ANGELES, CA 90013
EPA ID: CAD981421613
Mailing address: S. SPRING STREET
LOS ANGELES, CA 90013
Contact: ENVIRONMENTAL MANAGER
Contact address: 453 S. SPRING STREET
LOS ANGELES, CA 90013
Contact country: US
Contact telephone: 213-689-9267
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: HARLENE OREN
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

E. H. K. JEWELRY (Continued)

1000238794

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

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002700293

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000238794
Registry ID: 110002700293
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002700293>

196
West
1/8-1/4
0.241 mi.
1273 ft.

422 W 4TH ST
LOS ANGELES, CA

UST U004302584
N/A

Relative:
Higher
Actual:
303 ft.

LOS ANGELES UST:
Name: Not reported
Address: 422 W 4TH ST
City,State,Zip: LOS ANGELES, CA

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

U004302584

Facility ID: Not reported
 Last Run Date: 01/01/1900
 Status: HISTORICAL

AF197
North
1/8-1/4
0.244 mi.
1288 ft.

OFFICE OF FLEET ADMINISTRATION
122 S HILL ST
LOS ANGELES, CA 90012
Site 1 of 3 in cluster AF

HIST UST **S101629303**
CA FID UST **N/A**
HAZMAT

Relative:
Higher
Actual:
326 ft.

HIST UST:
 Name: OFFICE OF FLEET ADMINISTRATION
 Address: 122 SO HILL STREET
 City,State,Zip: LOS ANGELES, CA 90012
 File Number: 00028864
 URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028864.pdf>
 Region: Not reported
 Facility ID: Not reported
 Facility Type: Not reported
 Other Type: Not reported
 Contact Name: Not reported
 Telephone: Not reported
 Owner Name: Not reported
 Owner Address: Not reported
 Owner City,St,Zip: Not reported
 Total Tanks: Not reported

Tank Num: Not reported
 Container Num: Not reported
 Year Installed: Not reported
 Tank Capacity: Not reported
 Tank Used for: Not reported
 Type of Fuel: Not reported
 Container Construction Thickness: Not reported
 Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:
 Facility ID: 19023961
 Regulated By: UTNKA
 Regulated ID: 00041494
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 8186204450
 Mail To: Not reported
 Mailing Address: 1416 10TH ST
 Mailing Address 2: Not reported
 Mailing City,St,Zip: LOS ANGELES 900120000
 Contact: Not reported
 Contact Phone: Not reported
 DUNS Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OFFICE OF FLEET ADMINISTRATION (Continued)

S101629303

LOS ANGELES HM:

Name: U.S. GENERAL ADMIN SERVICES
Address: 122 S HILL ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0033923
Last Run Date: 06/01/2019
Status: INACTIVE

AF198
North
1/8-1/4
0.244 mi.
1288 ft.

U.S. GENERAL ADMIN SERVICES
122 S HILL ST
LOS ANGELES, CA 90012
Site 2 of 3 in cluster AF

UST U001560532
SWEEPS UST N/A
HIST UST

Relative:
Higher
Actual:
326 ft.

UST:

Name: OFFICE OF FLEET ADMINISTRATION
Address: 122 S HILL ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 24322
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.05396
Longitude: -118.24689

LOS ANGELES UST:

Name: U.S. GENERAL ADMIN SERVICES
Address: 122 S HILL ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0033923
Last Run Date: 06/03/2019
Status: INACTIVE

SWEEPS UST:

Name: OFFICE OF FLEET ADMINISTRATION
Address: 122 S HILL ST
City: LOS ANGELES
Status: Active
Comp Number: 2283
Number: 6
Board Of Equalization: 44-012252
Referral Date: 03-10-93
Action Date: 03-18-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002283-000001
Tank Status: A
Capacity: 10000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 2

Name: OFFICE OF FLEET ADMINISTRATION
Address: 122 S HILL ST
City: LOS ANGELES
Status: Active

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

U.S. GENERAL ADMIN SERVICES (Continued)

U001560532

Comp Number: 2283
Number: 6
Board Of Equalization: 44-012252
Referral Date: 03-10-93
Action Date: 03-18-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002283-000002
Tank Status: A
Capacity: 10000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

HIST UST:

Name: OFFICE OF FLEET ADMINISTRATION
Address: 122 S HILL ST
City,State,Zip: LOS ANGELES, CA 90012
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000041494
Facility Type: Other
Other Type: STATE GARAGE
Contact Name: TOM KAWANO
Telephone: 8186204450
Owner Name: STATE OF CALIFORNIA-DEPART. OF
Owner Address: 1416 10TH STREET
Owner City,St,Zip: SACRAMENTO, CA 95814
Total Tanks: 0002

Tank Num: 001
Container Num: 1
Year Installed: 1983
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: 1983
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AF199
North
1/8-1/4
0.244 mi.
1288 ft.

CALIF STATE GARAGE
122 SO HILL ST
LOS ANGELES, CA 90012

Site 3 of 3 in cluster AF

RCRA-SQG
FINDS
ECHO
HAZNET

1000249801
CAD981677388

Relative:
Higher

RCRA-SQG:

Actual:
326 ft.

Date form received by agency: 1986-10-06 00:00:00.0
Facility name: CALIF STATE GARAGE
Facility address: 122 SO HILL ST
LOS ANGELES, CA 90012
EPA ID: CAD981677388
Contact: ENVIRONMENTAL MANAGER
Contact address: 122 SO HILL ST
LOS ANGELES, CA 90012
Contact country: US
Contact telephone: 213-620-5946
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: STATE OF CALIFORNIA
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: State
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: State
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALIF STATE GARAGE (Continued)

1000249801

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
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002747724

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000249801
Registry ID: 110002747724
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002747724>

HAZNET:

Name: CALIF STATE GARAGE
Address: 122 SO HILL ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 2000
GEPaid: CAD981677388
Contact: MIKE GREEN APMII
Telephone: 2138974066
Mailing Name: Not reported
Mailing Address: 1645 NORTH MAIN
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAT000613935
TSD County: Los Angeles
Tons: 1.5078
CA Waste Code: 134-Aqueous solution with total organic residues less than 10 percent
Method: H01-Transfer Station
Facility County: Los Angeles

Name: CALIF STATE GARAGE
Address: 122 SO HILL ST
City,State,Zip: LOS ANGELES, CA 900120000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALIF STATE GARAGE (Continued)

1000249801

Year: 1999
GEPaid: CAD981677388
Contact: MIKE GREEN APMII
Telephone: 2138974066
Mailing Name: Not reported
Mailing Address: 1645 NORTH MAIN
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAT000613935
TSD County: Los Angeles
Tons: 1.6464
CA Waste Code: 134-Aqueous solution with total organic residues less than 10 percent
Method: H01-Transfer Station
Facility County: Los Angeles

Name: CALIF STATE GARAGE
Address: 122 SO HILL ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 1998
GEPaid: CAD981677388
Contact: MIKE GREEN APMII
Telephone: 2138974066
Mailing Name: Not reported
Mailing Address: 1645 NORTH MAIN
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Tons: 1.2432
CA Waste Code: 134-Aqueous solution with total organic residues less than 10 percent
Method: H01-Transfer Station
Facility County: Los Angeles

Name: CALIF STATE GARAGE
Address: 122 SO HILL ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 1998
GEPaid: CAD981677388
Contact: MIKE GREEN APMII
Telephone: 2138974066
Mailing Name: Not reported
Mailing Address: 1645 NORTH MAIN
Mailing City,St,Zip: LOS ANGELES, CA 900120000
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Tons: 0.3066
CA Waste Code: 134-Aqueous solution with total organic residues less than 10 percent
Method: T01-Treatment, Tank
Facility County: Los Angeles

Name: CALIF STATE GARAGE
Address: 122 SO HILL ST
City,State,Zip: LOS ANGELES, CA 900120000
Year: 1998
GEPaid: CAD981677388
Contact: MIKE GREEN APMII

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CALIF STATE GARAGE (Continued)

1000249801

Telephone: 2138974066
 Mailing Name: Not reported
 Mailing Address: 1645 NORTH MAIN
 Mailing City,St,Zip: LOS ANGELES, CA 900120000
 Gen County: Los Angeles
 TSD EPA ID: CAL000113451
 TSD County: Los Angeles
 Tons: 0.102
 CA Waste Code: 343-Unspecified organic liquid mixture
 Method: H01-Transfer Station
 Facility County: Los Angeles

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

**200
 SE
 1/8-1/4
 0.247 mi.
 1304 ft.**

**305 E BOYD ST
 LOS ANGELES, CA**

**UST U004301858
 N/A**

**Relative:
 Lower
 Actual:
 263 ft.**

LOS ANGELES UST:
 Name: Not reported
 Address: 305 E BOYD ST
 City,State,Zip: LOS ANGELES, CA
 Facility ID: Not reported
 Last Run Date: 01/01/1900
 Status: HISTORICAL

**Z201
 SSE
 1/8-1/4
 0.247 mi.
 1305 ft.**

**330 S WALL ST
 LOS ANGELES, CA**

**UST U004302041
 N/A**

Site 5 of 6 in cluster Z

**Relative:
 Lower
 Actual:
 262 ft.**

LOS ANGELES UST:
 Name: Not reported
 Address: 330 S WALL ST
 City,State,Zip: LOS ANGELES, CA
 Facility ID: Not reported
 Last Run Date: 01/01/1900
 Status: HISTORICAL

**Z202
 SSE
 1/8-1/4
 0.247 mi.
 1305 ft.**

**MAGNETIC INSPECTION CO
 330 S WALL ST
 LOS ANGELES, CA 90013**

**SWEEPS UST S101583671
 CA FID UST N/A**

Site 6 of 6 in cluster Z

**Relative:
 Lower
 Actual:
 262 ft.**

SWEEPS UST:
 Name: MAGNETIC INSPECTION CO
 Address: 330 S WALL ST
 City: LOS ANGELES
 Status: Not reported
 Comp Number: 7159

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAGNETIC INSPECTION CO (Continued)

S101583671

Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: 0

CA FID UST:

Facility ID: 19005406
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 330 S WALL ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900130000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

203
South
1/8-1/4
0.248 mi.
1308 ft.

L A TOP DISTRIBUTOR
441 S LOS ANGELES ST
LOS ANGELES, CA 90013

HAZMAT S123551756
N/A

Relative:
Lower
Actual:
262 ft.

LOS ANGELES HM:
Name: L A TOP DISTRIBUTOR
Address: 441 S LOS ANGELES ST
City,State,Zip: LOS ANGELES, CA 90013
Facility ID: FA0035756
Last Run Date: 06/01/2019
Status: INACTIVE

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

AG204
West
1/8-1/4
0.249 mi.
1317 ft.

V A OUTPATIENT CLINICS
425 S HILL ST
LOS ANGELES, CA 90013
Site 1 of 2 in cluster AG

RCRA NonGen / NLR
FINDS
ECHO
HAZNET

1000685773
CAD983624222

Relative:
Lower
Actual:
278 ft.

RCRA NonGen / NLR:
 Date form received by agency: 1993-09-15 00:00:00.0
 Facility name: V A OUTPATIENT CLINICS
 Facility address: 425 S HILL ST
 LOS ANGELES, CA 90013
 EPA ID: CAD983624222
 Mailing address: S HILL ST
 LOS ANGELES, CA 90013
 Contact: LORI PERSON
 Contact address: 425 S HILL ST
 LOS ANGELES, CA 90013
 Contact country: US
 Contact telephone: 213-894-5289
 Contact email: Not reported
 EPA Region: 09
 Classification: Non-Generator
 Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
 Owner/operator name: V A OUTPATIENT CLINIC
 Owner/operator address: 425 S HILL ST
 LOS ANGELES, CA 90013
 Owner/operator country: Not reported
 Owner/operator telephone: 213-894-5289
 Owner/operator email: Not reported
 Owner/operator fax: Not reported
 Owner/operator extension: Not reported
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Handler Activities Summary:
 U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No
 Transporter of hazardous waste: No
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No
 Furnace exemption: No
 Used oil fuel burner: No
 Used oil processor: No
 User oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No
 Used oil transporter: No

Violation Status: No violations found

FINDS:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

V A OUTPATIENT CLINICS (Continued)

1000685773

Registry ID: 110002871535

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000685773
Registry ID: 110002871535
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002871535>

HAZNET:

Name: V A OUTPATIENT CLINICS
Address: 425 S HILL ST
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1993
GEPaid: CAD983624222
Contact: INACTIVE PER 93/94 FEE FORM LH
Telephone: 2132576677
Mailing Name: Not reported
Mailing Address: 425 S HILL ST
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Los Angeles
TSD EPA ID: CAT080010101
TSD County: San Diego
Tons: 0.15
CA Waste Code: 331-Off-specification, aged or surplus organics
Method: H01-Transfer Station
Facility County: Los Angeles

Name: V A OUTPATIENT CLINICS
Address: 425 S HILL ST
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1993
GEPaid: CAD983624222
Contact: INACTIVE PER 93/94 FEE FORM LH
Telephone: 2132576677
Mailing Name: Not reported
Mailing Address: 425 S HILL ST
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Los Angeles
TSD EPA ID: CAD000088252
TSD County: Los Angeles
Tons: 0.418
CA Waste Code: 221-Waste oil and mixed oil
Method: H01-Transfer Station
Facility County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

V A OUTPATIENT CLINICS (Continued)

1000685773

Name: V A OUTPATIENT CLINICS
Address: 425 S HILL ST
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1992
GEPaid: CAD983624222
Contact: INACTIVE PER 93/94 FEE FORM LH
Telephone: 2132576677
Mailing Name: Not reported
Mailing Address: 425 S HILL ST
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: 0
TSD EPA ID: CAD080010000
TSD County: 0
Tons: 0.015
CA Waste Code: 551-Laboratory waste chemicals
Method: 14-
Facility County: Los Angeles

Name: V A OUTPATIENT CLINICS
Address: 425 S HILL ST
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1992
GEPaid: CAD983624222
Contact: INACTIVE PER 93/94 FEE FORM LH
Telephone: 2132576677
Mailing Name: Not reported
Mailing Address: 425 S HILL ST
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: 0
TSD EPA ID: CAD080010000
TSD County: 0
Tons: 0.0208
CA Waste Code: 141-Off-specification, aged or surplus inorganics
Method: 14-
Facility County: Los Angeles

Name: V A OUTPATIENT CLINICS
Address: 425 S HILL ST
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1992
GEPaid: CAD983624222
Contact: INACTIVE PER 93/94 FEE FORM LH
Telephone: 2132576677
Mailing Name: Not reported
Mailing Address: 425 S HILL ST
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: 0
TSD EPA ID: CAT080010101
TSD County: San Diego
Tons: 0.15
CA Waste Code: 551-Laboratory waste chemicals
Method: 14-
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.

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

AG205	VETERANS ADMINISTRATION OUTPATIENT	HAZMAT	S123541681
West	425 S HILL ST UN 752		N/A
1/8-1/4	LOS ANGELES, CA 90013		
0.249 mi.			
1317 ft.	Site 2 of 2 in cluster AG		
Relative:	LOS ANGELES HM:		
Lower	Name:	VETERANS ADMINISTRATION OUTPATIENT	
	Address:	425 S HILL ST UN 752	
Actual:	City,State,Zip:	LOS ANGELES, CA 90013	
278 ft.	Facility ID:	FA0001083	
	Last Run Date:	06/01/2019	
	Status:	INACTIVE	

206	THE MUTUAL GARAGE BUILDING	LUST	S101297179
WNW	363 OLIVE ST S	HIST CORTESE	N/A
1/4-1/2	LOS ANGELES, CA 90013	CERS	
0.261 mi.			
1377 ft.			
Relative:	LUST:		
Higher	Name:	THE MUTUAL GARAGE BUILDING	
	Address:	363 OLIVE ST S	
Actual:	City,State,Zip:	LOS ANGELES, CA 90013	
350 ft.	Lead Agency:	LOS ANGELES RWQCB (REGION 4)	
	Case Type:	LUST Cleanup Site	
	Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700540	
	Global Id:	T0603700540	
	Latitude:	34.0514483	
	Longitude:	-118.2509925	
	Status:	Completed - Case Closed	
	Status Date:	07/19/1996	
	Case Worker:	YR	
	RB Case Number:	900130025	
	Local Agency:	LOS ANGELES, CITY OF	
	File Location:	Not reported	
	Local Case Number:	Not reported	
	Potential Media Affect:	Soil	
	Potential Contaminants of Concern:	Gasoline	
	Site History:	Not reported	
	LUST:		
	Global Id:	T0603700540	
	Contact Type:	Local Agency Caseworker	
	Contact Name:	ELOY LUNA	
	Organization Name:	LOS ANGELES, CITY OF	
	Address:	200 North Main Street, Suite 1780	
	City:	LOS ANGELES	
	Email:	eloy.luna@lacity.org	
	Phone Number:	Not reported	
	Global Id:	T0603700540	
	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	

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE MUTUAL GARAGE BUILDING (Continued)

S101297179

LUST:

Global Id: T0603700540
Action Type: Other
Date: 01/17/1986
Action: Leak Reported

LUST:

Global Id: T0603700540
Status: Open - Case Begin Date
Status Date: 01/17/1986

Global Id: T0603700540
Status: Open - Site Assessment
Status Date: 06/16/1988

Global Id: T0603700540
Status: Completed - Case Closed
Status Date: 07/19/1996

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900130025
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: T0603700540
W Global ID: W0605100582
Staff: UNK
Local Agency: 19050
Cross Street: 4TH
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 1/17/1986
Date Leak Record Entered: 12/31/1986
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 3/27/1992
Date the Case was Closed: 7/19/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: YMCA CAMP OF LOS ANGELES 2
Well Name: Not reported
Approx. Dist To Production Well (ft): 1612.209829764908241499506889
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 6/16/1988

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE MUTUAL GARAGE BUILDING (Continued)

S101297179

Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: MUTUAL GARAGE BUILDING
RP Address: 363 S OLIVE ST, LOS ANGELES CA 90013
Program: LUST
Lat/Long: 34.0513411 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 2600582-001GEN
Summary: LDP APPROVED 02/86. PLAN NOT YET IMPLEMENTED.

HIST CORTESE:

edr_fname: THE MUTUAL GARAGE BUILDIN
edr_fadd1: 363 OLIVE
City,State,Zip: LOS ANGELES, CA 90013
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900130025

CERS:

Name: THE MUTUAL GARAGE BUILDING
Address: 363 OLIVE ST S
City,State,Zip: LOS ANGELES, CA 90013
Site ID: 230843
CERS ID: T0603700540
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE MUTUAL GARAGE BUILDING (Continued)

S101297179

Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

AD207
East
1/4-1/2
0.286 mi.
1510 ft.
PARKER CENTER
151 SAN PEDRO
LOS ANGELES, CA 90012
Site 2 of 2 in cluster AD

HIST CORTESE **S101297231**
N/A

Relative: HIST CORTESE:
Lower edr_fname: PARKER CENTER
edr_fadd1: 151 SAN PEDRO
Actual: City,State,Zip: LOS ANGELES, CA 90012
276 ft. Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900120352

208
East
1/4-1/2
0.290 mi.
1531 ft.
UNION BANK OF CALIFORNIA
120 SAN PEDRO STREET, SOUTH
LOS ANGELES, CA 90012

LUST **S108418216**
HAZMAT **N/A**
CERS

Relative: LUST:
Lower Name: UNION BANK OF CALIFORNIA
Address: 120 SAN PEDRO STREET, SOUTH
Actual: City,State,Zip: LOS ANGELES, CA 90012
273 ft. Lead Agency: LOS ANGELES, CITY OF
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603733281
Global Id: T0603733281
Latitude: 34.049987
Longitude: -118.241194
Status: Completed - Case Closed
Status Date: 12/15/2011
Case Worker: EL
RB Case Number: Not reported
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: 34023
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

LUST:
Global Id: T0603733281
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNION BANK OF CALIFORNIA (Continued)

S108418216

Global Id: T0603733281
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:

Global Id: T0603733281
Action Type: Other
Date: 08/03/2004
Action: Leak Discovery

Global Id: T0603733281
Action Type: ENFORCEMENT
Date: 12/11/2011
Action: Closure/No Further Action Letter

Global Id: T0603733281
Action Type: Other
Date: 10/20/2005
Action: Leak Reported

LUST:

Global Id: T0603733281
Status: Open - Case Begin Date
Status Date: 08/03/2004

Global Id: T0603733281
Status: Open - Site Assessment
Status Date: 10/20/2005

Global Id: T0603733281
Status: Completed - Case Closed
Status Date: 12/15/2011

LOS ANGELES HM:

Name: UNION BANK
Address: 120 SAN PEDRO ST
City,State,Zip: LOS ANGELES, CA 90051
Facility ID: FA0034023
Last Run Date: 06/01/2019
Status: INACTIVE

CERS:

Name: UNION BANK OF CALIFORNIA
Address: 120 SAN PEDRO STREET, SOUTH
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 238464
CERS ID: T0603733281
CERS Description: Leaking Underground Storage Tank Cleanup Site

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNION BANK OF CALIFORNIA (Continued)

S108418216

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

209
West
1/4-1/2
0.343 mi.
1813 ft.

SOUTHERN CA GAS CENTER
501 005TH ST W
LOS ANGELES, CA 90013

LUST **S102437788**
HIST CORTESE **N/A**
CERS

Relative:
Lower
Actual:
280 ft.

LUST:

Name: SOUTHERN CA GAS CENTER
Address: 501 005TH ST W
City,State,Zip: LOS ANGELES, CA 90013
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700542
Global Id: T0603700542
Latitude: 34.0495171
Longitude: -118.2527224
Status: Completed - Case Closed
Status Date: 06/06/2001
Case Worker: AT
RB Case Number: 900130052
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603700542
Contact Type: Regional Board Caseworker
Contact Name: ARMAN TOUMARI
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 WEST 4TH STREET, SUITE 200
City: LOS ANGELES
Email: atoumari@waterboards.ca.gov
Phone Number: 2135766708

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CA GAS CENTER (Continued)

S102437788

Global Id: T0603700542
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

LUST:

Global Id: T0603700542
Action Type: Other
Date: 02/17/1989
Action: Leak Reported

Global Id: T0603700542
Action Type: Other
Date: 01/17/1989
Action: Leak Discovery

LUST:

Global Id: T0603700542
Status: Open - Case Begin Date
Status Date: 01/17/1989

Global Id: T0603700542
Status: Open - Site Assessment
Status Date: 03/01/1989

Global Id: T0603700542
Status: Completed - Case Closed
Status Date: 06/06/2001

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900130052
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700542
W Global ID: W0605100582
Staff: AT
Local Agency: 19050
Cross Street: OLIVE & GRAND
Enforcement Type: Not reported
Date Leak Discovered: 1/17/1989
Date Leak First Reported: 2/17/1989
Date Leak Record Entered: Not reported
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTHERN CA GAS CENTER (Continued)

S102437788

Date Case Last Changed on Database: 4/17/1990
Date the Case was Closed: 6/6/2001
How Leak Discovered: Subsurface Monitoring
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Operator: ADDRESSES 501 THROUGH 503
Water System: YMCA CAMP OF LOS ANGELES 2
Well Name: Not reported
Approx. Dist To Production Well (ft): 1272.7994321393827397328468529
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 3/1/1989
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: 1/1/1965
Hist Max MTBE Conc in Groundwater: 2
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes
GW Qualifier: <
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: MIKE HENEFENT
RP Address: 555 W. 5TH ST., SUITE #700
Program: LUST
Lat/Long: 34.0495171 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: LOP/MODERATE - POTENTIAL WATER IMPACT
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 2600582-001GEN
Summary: NEED TO VISIT LA CO ASSESSOR FOR CURRENT OWNER,INFO LTR 3/12/97;
12/23/98 - CASE REVIEW

HIST CORTESE:

edr_fname: SOUTHERN CA GAS CENTER
edr_fadd1: 501 005TH
City,State,Zip: LOS ANGELES, CA 90013
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900130052

CERS:

Name: SOUTHERN CA GAS CENTER
Address: 501 005TH ST W
City,State,Zip: LOS ANGELES, CA 90013
Site ID: 224517
CERS ID: T0603700542
CERS Description: Leaking Underground Storage Tank Cleanup Site

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SOUTHERN CA GAS CENTER (Continued)

S102437788

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
 Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
 Entity Title: Not reported
 Affiliation Address: 200 North Main Street, Suite 1780
 Affiliation City: LOS ANGELES
 Affiliation State: CA
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
 Entity Name: ARMAN TOUMARI - LOS ANGELES RWQCB (REGION 4)
 Entity Title: Not reported
 Affiliation Address: 320 WEST 4TH STREET, SUITE 200
 Affiliation City: LOS ANGELES
 Affiliation State: CA
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: 2135766708

AH210 **76 PRODUCTS STATION #1099**
North **200 HILL**
1/4-1/2 **LOS ANGELES, CA 90033**
0.351 mi.
1853 ft.

HIST CORTESE **S105024620**
N/A

Site 1 of 3 in cluster AH

Relative: HIST CORTESE:
Higher edr_fname: 76 PRODUCTS STATION #1099
 edr_fadd1: 200 HILL
Actual: City,State,Zip: LOS ANGELES, CA 90033
342 ft. Region: CORTESE
 Facility County Code: 19
 Reg By: LTNKA
 Reg Id: 911060025

211 **PACIFIC BELL**
West **420 S GRAND**
1/4-1/2 **LOS ANGELES, CA 90071**
0.352 mi.
1858 ft.

LUST **1000250339**
UST **CAT080022809**
RCRA NonGen / NLR
FINDS
ECHO
HIST CORTESE
CERS

Relative:
Higher

Actual: LUST:
359 ft. Name: PACIFIC BELL
 Address: 420 GRAND AVE S
 City,State,Zip: LOS ANGELES, CA 90071
 Lead Agency: LOS ANGELES RWQCB (REGION 4)
 Case Type: LUST Cleanup Site
 Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603701232
 Global Id: T0603701232
 Latitude: 34.052092
 Longitude: -118.2521652
 Status: Completed - Case Closed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250339

Status Date: 03/13/1997
Case Worker: YR
RB Case Number: 900710016
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

LUST:

Global Id: T0603701232
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603701232
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:

Global Id: T0603701232
Action Type: Other
Date: 12/10/1990
Action: Leak Reported

LUST:

Global Id: T0603701232
Status: Open - Case Begin Date
Status Date: 12/10/1990

Global Id: T0603701232
Status: Open - Site Assessment
Status Date: 12/10/1990

Global Id: T0603701232
Status: Open - Site Assessment
Status Date: 10/25/1996

Global Id: T0603701232
Status: Completed - Case Closed
Status Date: 03/13/1997

LUST REG 4:

Region: 4
Regional Board: 04

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250339

County: Los Angeles
Facility Id: 900710016
Status: Case Closed
Substance: Diesel
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603701232
W Global ID: W0605100582
Staff: UNK
Local Agency: 19050
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 12/10/1990
Date Leak Record Entered: 1/23/1991
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 2/28/1997
Date the Case was Closed: 3/13/1997
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: OLD CASE #012391-03
Water System: YMCA CAMP OF LOS ANGELES 2
Well Name: Not reported
Approx. Dist To Production Well (ft): 1769.4992621950073388176431721
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: 12/10/1990
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 10/25/1996
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: PACIFIC BELL
RP Address: 100 N STONEMAN, RM #120, ALHAMBRA CA 91801
Program: LUST
Lat/Long: 34.051262 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 2600582-001GEN
Summary: PACIFIC BELL LOS ANGELES COMPLEX LOCATED AT 420/434 S GRAND AND 433 S OLIVE ARE ALL THE SAME FACILITY. BLDG TAKES UP THEBLOCK BETWEEN GRAND

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250339

AND OLIVE.

UST:

Name: AT&T CALIFORNIA - G3108
Address: 420 S GRAND AVE
City,State,Zip: LOS ANGELES, CA 90071
Facility ID: FA0001765
Permitting Agency: Los Angeles City Fire Department
Latitude: 34.05964
Longitude: -118.24487

Name: PACIFIC BELL
Address: 420 S GRAND AVE
City,State,Zip: LOS ANGELES, CA 90071
Facility ID: 23913
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.05114
Longitude: -118.25301

LOS ANGELES UST:

Name: AT&T CALIFORNIA -G3108
Address: 420 S GRAND AVE
City,State,Zip: LOS ANGELES, CA 90071
Facility ID: FA0001765
Last Run Date: 06/01/2019
Status: ACTIVE

RCRA NonGen / NLR:

Date form received by agency: 2005-11-02 00:00:00.0
Facility name: PACIFIC BELL TELEPHONE CO DBA AT&T CALIF
Site name: PACIFIC BELL TELEPHONE
Facility address: 420 S GRAND AVE
LOS ANGELES, CA 90017
EPA ID: CAT080022809
Mailing address: 308 S AKARD ST
RM 900
DALLAS, TX 75202
Contact: JAMES A CRANMER
Contact address: 308 S AKARD ST RM 900
DALLAS, TX 75202
Contact country: US
Contact telephone: 214-464-1805
Contact email: JC3746@SBC.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: PACIFIC BELL TELEPHONE
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250339

Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 1976-01-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: PACIFIC BELL TELEPHONE
Owner/operator address: 308 S AKARD RM 900
DALLAS, TX 75202

Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 1976-01-01 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 1982-07-23 00:00:00.0
Site name: PACIFIC BELL TELEPHONE CO DBA AT&T CALIF
Classification: Not a generator, verified

Date form received by agency: 1981-01-19 00:00:00.0
Site name: PACIFIC BELL
Classification: Large Quantity Generator

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

FINDS:

Registry ID: 110002950977

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250339

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000250339
Registry ID: 110002950977
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002950977>

HIST CORTESE:

edr_fname: PACIFIC BELL
edr_fadd1: 420 GRAND
City,State,Zip: LOS ANGELES, CA 90071
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900710016

CERS:

Name: PACIFIC BELL
Address: 420 GRAND AVE S
City,State,Zip: LOS ANGELES, CA 90071
Site ID: 240998
CERS ID: T0603701232
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250339

Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

**AH212 LA CO HALL OF ADMINIST.
North 500 TEMPLE ST W
1/4-1/2 LOS ANGELES, CA 90012
0.363 mi.
1915 ft. Site 2 of 3 in cluster AH**

**LUST S102432399
HIST CORTESE N/A
CERS**

**Relative:
Higher
Actual:
341 ft.**

LUST:
Name: LA CO HALL OF ADMINIST.
Address: 500 TEMPLE ST W
City,State,Zip: LOS ANGELES, CA 90012
Lead Agency: LOS ANGELES, CITY OF
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700533
Global Id: T0603700533
Latitude: 34.056684
Longitude: -118.246368
Status: Completed - Case Closed
Status Date: 09/06/1990
Case Worker: EL
RB Case Number: 900120389
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

LUST:
Global Id: T0603700533
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700533
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700533
Action Type: Other
Date: 11/10/1987
Action: Leak Reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LA CO HALL OF ADMINIST. (Continued)

S102432399

Global Id: T0603700533
Action Type: Other
Date: 10/09/1986
Action: Leak Discovery

LUST:

Global Id: T0603700533
Status: Open - Case Begin Date
Status Date: 10/09/1986

Global Id: T0603700533
Status: Open - Site Assessment
Status Date: 11/10/1987

Global Id: T0603700533
Status: Completed - Case Closed
Status Date: 09/06/1990

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900120389
Status: Case Closed
Substance: Diesel
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603700533
W Global ID: W0605100649
Staff: UNK
Local Agency: 19050
Cross Street: GRAND
Enforcement Type: Not reported
Date Leak Discovered: 10/9/1986
Date Leak First Reported: 11/10/1987
Date Leak Record Entered: 5/11/1988
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 9/6/1990
Date the Case was Closed: 9/6/1990
How Leak Discovered: Inventory Control
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Piping
Operator: SARACCO, STEVE
Water System: DAVE GRIFFITH L A D W P
Well Name: Not reported
Approx. Dist To Production Well (ft): 1525.2275374567153284021524833
Source of Cleanup Funding: Piping
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 11/10/1987
Remediation Plan Submitted: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LA CO HALL OF ADMINIST. (Continued)

S102432399

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: L.A. COUNTY HALL OF ADMINIST.
RP Address: 500 WEST TEMPLE AVE, LOS ANGELES, CA 90012
Program: LUST
Lat/Long: 34.0573048 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 2600649-001GEN
Summary: Not reported

HIST CORTESE:

edr_fname: LA CO HALL OF ADMINIST.
edr_fadd1: 500 TEMPLE
City,State,Zip: LOS ANGELES, CA 90012
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900120389

CERS:

Name: LA CO HALL OF ADMINIST.
Address: 500 TEMPLE ST W
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 209291
CERS ID: T0603700533
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

LA CO HALL OF ADMINIST. (Continued)

S102432399

Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: Not reported

AH213
North
1/4-1/2
0.363 mi.
1915 ft.

LOS ANGELES CITY-TUJUNGA & SHE
500' E TUJUNGA, 500' N SHERMAN
LOS ANGELES, CA

WMUDS/SWAT S100839295
N/A

Site 3 of 3 in cluster AH

Relative:
Higher
Actual:
341 ft.

WMUDS/SWAT:
 Edit Date: Not reported
 Complexity: Not reported
 Primary Waste: Not reported
 Primary Waste Type: Not reported
 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: Not reported
 Agency Name: CITY OF LOS ANGELES
 Agency Department: Not reported
 Agency Address: Not reported
 Agency City,St,Zip: Not reported
 Agency Contact: Not reported
 Agency Telephone: Not reported
 Land Owner Name: Not reported
 Land Owner Address: Not reported
 Land Owner City,St,Zip: CA
 Land Owner Contact: Not reported
 Land Owner Phone: Not reported
 Region: 4
 Facility Type: Not reported
 Facility Description: Not reported
 Facility Telephone: Not reported
 SWAT Facility Name: Not reported
 Primary SIC: Not reported
 Secondary SIC: Not reported
 Comments: Not reported
 Last Facility Editors: Not reported
 Waste Discharge System: False
 Solid Waste Assessment Test Program: True
 Toxic Pits Cleanup Act Program: False
 Resource Conservation Recovery Act: False
 Department of Defence: False
 Solid Waste Assessment Test Program: CITY OF LOS ANGELES
 Threat to Water Quality: Not reported
 Sub Chapter 15: False
 Regional Board Project Officer: LT
 Number of WMUDS at Facility: 1
 Section Range: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOS ANGELES CITY-TUJUNGA & SHE (Continued)

S100839295

RCRA Facility: Not reported
Waste Discharge Requirements: Not reported
Self-Monitoring Rept. Frequency: Not reported
Waste Discharge System ID: 4 190236NUR
Solid Waste Information ID: Not reported

AI214
WNW
1/4-1/2
0.365 mi.
1928 ft.

HOOPER NEW PRIMARY CENTER
EAST 52ND STREET/HOOPER AVENUE
LOS ANGELES, CA 90011

ENVIROSTOR S118756618
SCH N/A

Site 1 of 2 in cluster AI

Relative:
Higher

ENVIROSTOR:

Actual:
400 ft.

Name: HOOPER NEW PRIMARY CENTER
Address: EAST 52ND STREET/HOOPER AVENUE
City,State,Zip: LOS ANGELES, CA 90011
Facility ID: 19880043
Status: No Action Required
Status Date: 10/10/2003
Site Code: 304284
Site Type: School Investigation
Site Type Detailed: School
Acres: 2
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 30
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05227
Longitude: -118.2527
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: HOOPER NEW PRIMARY CENTER
Alias Type: Alternate Name
Alias Name: LAUSD-HOOPER PC
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304284
Alias Type: Project Code (Site Code)
Alias Name: 19880043
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 05/15/2001

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOOPER NEW PRIMARY CENTER (Continued)

S118756618

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 07/24/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/11/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 10/10/2003
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

SCH:

Name: HOOPER NEW PRIMARY CENTER
Address: EAST 52ND STREET/HOOPER AVENUE
City,State,Zip: LOS ANGELES, CA 90011
Facility ID: 19880043
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 2
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304284
Assembly: 53
Senate: 30
Special Program Status: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOOPER NEW PRIMARY CENTER (Continued)

S118756618

Status: No Action Required
Status Date: 10/10/2003
Restricted Use: NO
Funding: School District
Latitude: 34.05227
Longitude: -118.2527
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED, No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: HOOPER NEW PRIMARY CENTER
Alias Type: Alternate Name
Alias Name: LAUSD-HOOPER PC
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304284
Alias Type: Project Code (Site Code)
Alias Name: 19880043
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 05/15/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 07/24/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/11/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 10/10/2003
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOOPER NEW PRIMARY CENTER (Continued)

S118756618

Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

**AI215
WNW
1/4-1/2
0.365 mi.
1928 ft.**

**MANUAL ARTS NEW ELEMENTARY SCHOOL NO. 3
JEFFERSON BOULEVARD/SOUTH CATALINA STREET
LOS ANGELES, CA 90007**

**ENVIROSTOR S107736663
SCH N/A**

Site 2 of 2 in cluster AI

**Relative:
Higher
Actual:
400 ft.**

ENVIROSTOR:
Name: MANUAL ARTS NEW ELEMENTARY SCHOOL NO. 3
Address: JEFFERSON BOULEVARD/SOUTH CATALINA STREET
City,State,Zip: LOS ANGELES, CA 90007
Facility ID: 19880011
Status: No Further Action
Status Date: 08/25/2003
Site Code: 304326
Site Type: School Investigation
Site Type Detailed: School
Acres: 2.7
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 30
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05227
Longitude: -118.2527
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: Acetone Chloroform Dichlorodifluoromethane 1,2,4-Trimethylbenzene Benzene Toluene Tetrachloroethylene (PCE Xylenes Ethylbenzene Carbon disulfide 1,3,5-Trimethylbenzene Trichloroethylene (TCE
Confirmed COC: NONE SPECIFIED
Potential Description: IA, SOIL, SV
Alias Name: LAUSD-MANUAL ARTS ES # 3
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: MANUAL ARTS NEW ELEM. SCHOOL #3 (PROP)
Alias Type: Alternate Name
Alias Name: MANUAL ARTS NEW ELEMENTARY SCHOOL #3
Alias Type: Alternate Name
Alias Name: MANUAL ARTS NEW ELEMENTARY SCHOOL NO. 3
Alias Type: Alternate Name
Alias Name: 304326
Alias Type: Project Code (Site Code)
Alias Name: 19880011
Alias Type: Envirostor ID Number

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANUAL ARTS NEW ELEMENTARY SCHOOL NO. 3 (Continued)

S107736663

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/18/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 08/08/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 07/01/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 10/31/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/25/2003
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

SCH:

Name: MANUAL ARTS NEW ELEMENTARY SCHOOL NO. 3
Address: JEFFERSON BOULEVARD/SOUTH CATALINA STREET
City,State,Zip: LOS ANGELES, CA 90007
Facility ID: 19880011
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANUAL ARTS NEW ELEMENTARY SCHOOL NO. 3 (Continued)

S107736663

Acres: 2.7
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304326
Assembly: 53
Senate: 30
Special Program Status: Not reported
Status: No Further Action
Status Date: 08/25/2003
Restricted Use: NO
Funding: School District
Latitude: 34.05227
Longitude: -118.2527
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: Acetone, Acetone, Chloroform, Dichlorodifluoromethane, 1,2,4-Trimethylbenzene, Benzene, Toluene, Tetrachloroethylene (PCE, Xylenes, Ethylbenzene, Carbon disulfide, 1,3,5-Trimethylbenzene, Trichloroethylene (TCE
Confirmed COC: NONE SPECIFIED
Potential Description: IA, SOIL, SV
Alias Name: LAUSD-MANUAL ARTS ES # 3
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: MANUAL ARTS NEW ELEM. SCHOOL #3 (PROP)
Alias Type: Alternate Name
Alias Name: MANUAL ARTS NEW ELEMENTARY SCHOOL #3
Alias Type: Alternate Name
Alias Name: MANUAL ARTS NEW ELEMENTARY SCHOOL NO. 3
Alias Type: Alternate Name
Alias Name: 304326
Alias Type: Project Code (Site Code)
Alias Name: 19880011
Alias Type: Envirostor ID Number
Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/18/2002
Comments: Not reported
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 08/08/2001
Comments: Not reported
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 07/01/2003

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

MANUAL ARTS NEW ELEMENTARY SCHOOL NO. 3 (Continued)

S107736663

Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Technical Report
 Completed Date: 10/31/2002
 Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Environmental Oversight Agreement
 Completed Date: 02/10/2000
 Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Cost Recovery Closeout Memo
 Completed Date: 08/25/2003
 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

216
South
1/4-1/2
0.369 mi.
1950 ft.

CENTRAL FACILITY GARAGE
519 WALL ST
LOS ANGELES, CA 90013

LUST **U001560553**
HIST UST **N/A**
CERS

Relative:
Lower
Actual:
255 ft.

LUST:

Name: LAPD - CENTRAL FACILITIES MOTOR TRANSPORT DIV
 Address: 519 WALL ST
 City,State,Zip: LOS ANGELES, CA 90013
 Lead Agency: SWRCB
 Case Type: LUST Cleanup Site
 Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603721851
 Global Id: T0603721851
 Latitude: 34.04473
 Longitude: -118.246311
 Status: Completed - Case Closed
 Status Date: 07/14/2015
 Case Worker: MC
 RB Case Number: Not reported
 Local Agency: LOS ANGELES, CITY OF
 File Location: Not reported
 Local Case Number: TTXS0001098
 Potential Media Affect: Soil
 Potential Contaminants of Concern: MTBE / TBA / Other Fuel Oxygenates
 Site History: Not reported

LUST:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL FACILITY GARAGE (Continued)

U001560553

Global Id: T0603721851
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603721851
Contact Type: Regional Board Caseworker
Contact Name: MATTHEW COHEN
Organization Name: SWRCB
Address: 1001 I Street
City: SACRAMENTO
Email: mcohen@waterboards.ca.gov
Phone Number: 9163415751

Global Id: T0603721851
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:

Global Id: T0603721851
Action Type: Other
Date: 01/26/2000
Action: Leak Discovery

Global Id: T0603721851
Action Type: ENFORCEMENT
Date: 05/20/2003
Action: Technical Correspondence / Assistance / Other

Global Id: T0603721851
Action Type: ENFORCEMENT
Date: 02/11/2009
Action: Notice of Violation - #20093

Global Id: T0603721851
Action Type: Other
Date: 01/01/2001
Action: Leak Reported

Global Id: T0603721851
Action Type: RESPONSE
Date: 09/22/1999
Action: Correspondence

Global Id: T0603721851
Action Type: RESPONSE
Date: 12/19/2002
Action: Site Assessment Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL FACILITY GARAGE (Continued)

U001560553

Global Id: T0603721851
Action Type: RESPONSE
Date: 03/05/2009
Action: Soil and Water Investigation Workplan

Global Id: T0603721851
Action Type: RESPONSE
Date: 05/07/2008
Action: Site Assessment Report

Global Id: T0603721851
Action Type: RESPONSE
Date: 01/28/2003
Action: Soil and Water Investigation Workplan

Global Id: T0603721851
Action Type: ENFORCEMENT
Date: 08/05/2014
Action: State Water Board Closure Order

Global Id: T0603721851
Action Type: ENFORCEMENT
Date: 07/14/2015
Action: Closure/No Further Action Letter

Global Id: T0603721851
Action Type: ENFORCEMENT
Date: 05/08/2014
Action: Notification - Public Notice of Case Closure

LUST:

Global Id: T0603721851
Status: Open - Case Begin Date
Status Date: 01/26/2000

Global Id: T0603721851
Status: Open - Site Assessment
Status Date: 05/20/2003

Global Id: T0603721851
Status: Open - Eligible for Closure
Status Date: 12/12/2013

Global Id: T0603721851
Status: Open - Eligible for Closure
Status Date: 08/05/2014

Global Id: T0603721851
Status: Completed - Case Closed
Status Date: 07/14/2015

HIST UST:

Name: CENTRAL FACILITY GARAGE
Address: 519 WALL ST
City,State,Zip: LOS ANGELES, CA 90013

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL FACILITY GARAGE (Continued)

U001560553

File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000052640
Facility Type: Other
Other Type: LAPD
Contact Name: Not reported
Telephone: 2134856837
Owner Name: CITY OF LOS ANGELES LAPD OPERA
Owner Address: 200 N. SPRING ST.
Owner City,St,Zip: LOS ANGELES, CA 90012
Total Tanks: 0005

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00015000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00020000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 004
Container Num: 4
Year Installed: Not reported
Tank Capacity: 00006000
Tank Used for: PRODUCT
Type of Fuel: 06
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 005
Container Num: 5
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: 06
Container Construction Thickness: Not reported
Leak Detection: None

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL FACILITY GARAGE (Continued)

U001560553

CERS:

Name: LAPD - CENTRAL FACILITIES MOTOR TRANSPORT DIV
Address: 519 WALL ST
City,State,Zip: LOS ANGELES, CA 90013
Site ID: 229362
CERS ID: T0603721851
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: MATTHEW COHEN - SWRCB
Entity Title: Not reported
Affiliation Address: 1001 I Street
Affiliation City: SACRAMENTO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9163415751

217
ENE
1/4-1/2
0.394 mi.
2081 ft.

PARKER CENTER
151 JUDGE JOHN AISO
LOS ANGELES, CA 90012

LUST S106116238
CERS N/A

Relative:
Higher
Actual:
282 ft.

LUST:

Name: PARKER CENTER
Address: 151 JUDGE JOHN AISO
City,State,Zip: LOS ANGELES, CA 90012
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700531
Global Id: T0603700531
Latitude: 34.0496911
Longitude: -118.241266
Status: Completed - Case Closed
Status Date: 01/17/2013

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PARKER CENTER (Continued)

S106116238

Case Worker: AT
RB Case Number: 900120352
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: 2220
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Diesel
Site History: Not reported

LUST:

Global Id: T0603700531
Contact Type: Regional Board Caseworker
Contact Name: ARMAN TOUMARI
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 WEST 4TH STREET, SUITE 200
City: LOS ANGELES
Email: atoumari@waterboards.ca.gov
Phone Number: 2135766708

Global Id: T0603700531
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

LUST:

Global Id: T0603700531
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700531
Action Type: RESPONSE
Date: 04/03/2012
Action: Site Assessment Report

Global Id: T0603700531
Action Type: REMEDIATION
Date: 04/01/2010
Action: Other (Use Description Field)

Global Id: T0603700531
Action Type: REMEDIATION
Date: 04/01/2010
Action: Excavation

Global Id: T0603700531
Action Type: Other
Date: 07/02/1990
Action: Leak Reported

Global Id: T0603700531
Action Type: RESPONSE
Date: 01/15/2012

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PARKER CENTER (Continued)

S106116238

Action: Other Workplan

Global Id: T0603700531
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700531
Action Type: ENFORCEMENT
Date: 01/17/2013
Action: Closure/No Further Action Letter

Global Id: T0603700531
Action Type: RESPONSE
Date: 03/17/2013
Action: Well Destruction Report

Global Id: T0603700531
Action Type: ENFORCEMENT
Date: 09/16/2008
Action: Notice to Comply

Global Id: T0603700531
Action Type: ENFORCEMENT
Date: 11/13/2012
Action: Notification - Preclosure

Global Id: T0603700531
Action Type: RESPONSE
Date: 10/05/2009
Action: Well Destruction Report

Global Id: T0603700531
Action Type: ENFORCEMENT
Date: 12/23/2003
Action: Staff Letter

Global Id: T0603700531
Action Type: RESPONSE
Date: 07/15/2010
Action: Request for Closure

Global Id: T0603700531
Action Type: Other
Date: 06/22/1990
Action: Leak Discovery

Global Id: T0603700531
Action Type: RESPONSE
Date: 02/20/2004
Action: Other Report / Document

Global Id: T0603700531
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PARKER CENTER (Continued)

S106116238

LUST:

Global Id: T0603700531
Status: Open - Case Begin Date
Status Date: 06/22/1990

Global Id: T0603700531
Status: Open - Site Assessment
Status Date: 07/02/1990

Global Id: T0603700531
Status: Open - Eligible for Closure
Status Date: 11/05/2012

Global Id: T0603700531
Status: Completed - Case Closed
Status Date: 01/17/2013

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900120352
Status: Preliminary site assessment underway
Substance: Diesel
Substance Quantity: Not reported
Local Case No: 2220
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603700531
W Global ID: W0605100582
Staff: JW
Local Agency: 19050
Cross Street: 001ST ST
Enforcement Type: SEL
Date Leak Discovered: 6/22/1990
Date Leak First Reported: 7/2/1990
Date Leak Record Entered: 12/12/1991
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 5/16/1996
Date the Case was Closed: Not reported
How Leak Discovered: Tank Test
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Operator: DEPT. OF GEN'L SVC
Water System: YMCA CAMP OF LOS ANGELES 2
Well Name: Not reported
Approx. Dist To Production Well (ft): 2716.6851966966848129627837016
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 7/2/1990
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PARKER CENTER (Continued)

S106116238

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: .005
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: <
Organization: Not reported
Owner Contact: Not reported
Responsible Party: MR. RENE VILLA-AGUSTIN
RP Address: 419 S. SPRING ST., 12TH FL.
Program: LUST
Lat/Long: 34.0496911 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 2600582-001GEN
Summary: REFER TO LA CITY FD. FOR SITE ADDRESS

CERS:

Name: PARKER CENTER
Address: 151 JUDGE JOHN AISO
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 203150
CERS ID: T0603700531
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Regional Board Caseworker
Entity Name: ARMAN TOUMARI - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 WEST 4TH STREET, SUITE 200
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 2135766708

Affiliation Type Desc: Local Agency Caseworker
Entity Name: TBD - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 N. MAIN ST. RM. 970
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 2134826528

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

218
SW
1/4-1/2
0.399 mi.
2109 ft.

MGR JEWELRY
314 W SIXTH STREET
LOS ANGELES, CA 90014

ENVIROSTOR **S106835553**
EMI **N/A**

Relative:
Lower

ENVIROSTOR:

Actual:
263 ft.

Name: WEST SIXTH & BROADWAY PARTNERSHIP
Address: 314 W. SIXTH STREET
City,State,Zip: LOS ANGELES, CA 90014
Facility ID: 71003112
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: 53
Senate: 30
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.04695
Longitude: -118.2524
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD982519704
Alias Type: EPA Identification Number
Alias Name: 71003112
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

EMI:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MGR JEWELRY (Continued)

S106835553

Name: MGR JEWELRY
Address: 314 W SIXTH STREET
City,State,Zip: LOS ANGELES, CA 90014
Year: 1990
County Code: 30
Air Basin: SC
Facility ID: 57386
Air District Name: SC
SIC Code: 3369
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

AJ219
East
1/4-1/2
0.418 mi.
2209 ft.

NORTHERN TRANSPORTATION CO.
LOS ANGELES, CA
Site 1 of 3 in cluster AJ

FUDS 1024904072
N/A

Relative:
Lower
Actual:
272 ft.

FUDS:
EPA Region: 9
Installation ID: CA99799FA44800
Congressional District Number: 34
Facility Name: NORTHERN TRANSPORTATION CO.
FUDS Number: J09CA7421
City: LOS ANGELES
State: CA
County: LOS ANGELES
Telephone: 213-452-3920
USACE Division: South Pacific Division (SPD)
USACE District: Los Angeles District (SPL)
Status: Properties without projects
Current Owner: Not reported
X Coord: -118.238888889709
Y Coord: 34.050000000400502
Latitude: 34.049999999999997
Longitude: -118.23888889

220
NNE
1/4-1/2
0.423 mi.
2233 ft.

CITY OF LOS ANGELES - FED. BLDG. ANNEX
255 TEMPLE ST
LOS ANGELES, CA 90012

CPS-SLIC S103966817
CERS N/A

Relative:
Higher
Actual:
329 ft.

CPS-SLIC:
Name: CITY OF LOS ANGELES - FED. BLDG. ANNEX
Address: 255 TEMPLE ST
City,State,Zip: LOS ANGELES, CA 90012
Region: STATE

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CITY OF LOS ANGELES - FED. BLDG. ANNEX (Continued)

S103966817

Facility Status: **Completed - Case Closed**
 Status Date: 06/16/1965
 Global Id: SLT4305856
 Lead Agency: LOS ANGELES RWQCB (REGION 4)
 Lead Agency Case Number: Not reported
 Latitude: 34.055744
 Longitude: -118.242775
 Case Type: Cleanup Program Site
 Case Worker: Not reported
 Local Agency: Not reported
 RB Case Number: 0097
 File Location: Not reported
 Potential Media Affected: Not reported
 Potential Contaminants of Concern: Not reported
 Site History: Not reported

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

CERS:

Name: CITY OF LOS ANGELES - FED. BLDG. ANNEX
 Address: 255 TEMPLE ST
 City,State,Zip: LOS ANGELES, CA 90012
 Site ID: 248065
 CERS ID: SLT4305856
 CERS Description: Cleanup Program Site

AJ221
East
1/4-1/2
0.423 mi.
2236 ft.

NORTHERN TRANSPORTATION CO.
LOS ANGELES, CA
Site 2 of 3 in cluster AJ

ENVIROSTOR **S107736917**
N/A

Relative:
Lower
Actual:
272 ft.

ENVIROSTOR:
 Name: NORTHERN TRANSPORTATION CO.
 Address: Not reported
 City,State,Zip: LOS ANGELES, CA
 Facility ID: 80001119
 Status: Inactive - Needs Evaluation
 Status Date: 07/01/2005
 Site Code: Not reported
 Site Type: Military Evaluation
 Site Type Detailed: FUDS
 Acres: Not reported
 NPL: NO
 Regulatory Agencies: SMBRP
 Lead Agency: SMBRP
 Program Manager: Not reported
 Supervisor: Douglas Bautista
 Division Branch: Cleanup Cypress
 Assembly: 53
 Senate: 24
 Special Program: Not reported
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: DERA
 Latitude: 34.05
 Longitude: -118.2388

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NORTHERN TRANSPORTATION CO. (Continued)

S107736917

APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CA99799FA44800
Alias Type: Federal Facility ID
Alias Name: J09CA7421
Alias Type: INPR
Alias Name: 80001119
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Inventory Project Report (INPR)
Completed Date: 05/24/1999
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

AK222 LA CITY GENERAL SERVICES DPT
West 630 005TH ST W
1/4-1/2 LOS ANGELES, CA 90071
0.439 mi.
2318 ft.

LUST S100866067
HIST CORTESE N/A
CERS

Site 1 of 2 in cluster AK

Relative:
Higher
Actual:
302 ft.

LUST:

Name: LA CITY GENERAL SERVICES DPT
Address: 630 005TH ST W
City,State,Zip: LOS ANGELES, CA 90071
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700581
Global Id: T0603700581
Latitude: 34.050342
Longitude: -118.254458
Status: Completed - Case Closed
Status Date: 07/24/1996
Case Worker: YR
RB Case Number: 900170016
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603700581
Contact Type: Local Agency Caseworker

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LA CITY GENERAL SERVICES DPT (Continued)

S100866067

Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700581
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700581
Action Type: Other
Date: 11/09/1984
Action: Leak Reported

LUST:
Global Id: T0603700581
Status: Open - Case Begin Date
Status Date: 11/09/1984

Global Id: T0603700581
Status: Open - Site Assessment
Status Date: 04/21/1988

Global Id: T0603700581
Status: Completed - Case Closed
Status Date: 07/24/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900170016
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700581
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 11/9/1984
Date Leak Record Entered: 12/31/1986

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LA CITY GENERAL SERVICES DPT (Continued)

S100866067

Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 4/7/1989
Date the Case was Closed: 7/24/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Tank
Operator: CENTRAL LIBRARY PARKING LOT
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 1864.3867231258478104662997962
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 4/21/1988
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: Yes
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: CITY OF LOS ANGELES
RP Address: 600 S SPRING ST, SUITE 200, LOS ANGELES CA 90014
Program: LUST
Lat/Long: 34.050342 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: SA WORK COMPLETED. CLEANUP PLANNED DURING CONSTRUCTION OF LIBRARY.
(3/88)LIBRARY REQUESTED TO INVESTIGATE GROUNDWATER. 04/89 REPORT HAS
BEEN DELAYED

HIST CORTESE:

edr_fname: LA CITY GENERAL SERVICES
edr_fadd1: 630 005TH
City,State,Zip: LOS ANGELES, CA 90017
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900170016

CERS:

Name: LA CITY GENERAL SERVICES DPT
Address: 630 005TH ST W
City,State,Zip: LOS ANGELES, CA 90071
Site ID: 209367

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LA CITY GENERAL SERVICES DPT (Continued)

S100866067

CERS ID: T0603700581
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

223
WSW
1/4-1/2
0.442 mi.
2335 ft.

LENCO JEWELRY, INC
412 W 6TH ST
LOS ANGELES, CA 90014

RCRA-SQG 1000596822
ENVIROSTOR CAD983608027
FINDS
ECHO

Relative:
Lower
Actual:
268 ft.

RCRA-SQG:
Date form received by agency: 1996-09-01 00:00:00.0
Facility name: PARK CENTRAL BUILDING
Facility address: 412 W 6TH ST
LOS ANGELES, CA 90014
EPA ID: CAD983608027
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Land type: Facility is not located on Indian land. Additional information is not known.
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: WILLIAM BLOOMFIELD
Owner/operator address: 412 W 6TH ST
LOS ANGELES, CA 90014
Owner/operator country: Not reported
Owner/operator telephone: 213-627-3998

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LENCO JEWELRY, INC (Continued)

1000596822

Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 1996-09-01 00:00:00.0
Site name: PARK CENTRAL BUILDING
Classification: Small Quantity Generator

Date form received by agency: 1994-03-30 00:00:00.0
Site name: PARK CENTRAL BUILDING
Classification: Large Quantity Generator

Date form received by agency: 1991-10-18 00:00:00.0
Site name: PARK CENTRAL BUILDING
Classification: Large Quantity Generator

Facility Has Received Notices of Violations:

Regulation violated: Not reported
Area of violation: Generators - General
Date violation determined: 2000-03-08 00:00:00.0
Date achieved compliance: 2004-10-01 00:00:00.0
Violation lead agency: State
Enforcement action: COMPLIANCE EVALUATION INSPECTION ON-SITE
Enforcement action date: 2001-06-19 00:00:00.0
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: Not reported
Area of violation: Formal Enforcement Agreement or Order
Date violation determined: 2000-03-08 00:00:00.0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LENCO JEWELRY, INC (Continued)

1000596822

Date achieved compliance: 2004-10-01 00:00:00.0
Violation lead agency: State
Enforcement action: COMPLIANCE EVALUATION INSPECTION ON-SITE
Enforcement action date: 2001-06-19 00:00:00.0
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: Not reported
Area of violation: Generators - General
Date violation determined: 2000-03-08 00:00:00.0
Date achieved compliance: 2004-10-01 00:00:00.0
Violation lead agency: State
Enforcement action: COMPLIANCE EVALUATION INSPECTION ON-SITE
Enforcement action date: 2004-10-01 00:00:00.0
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: Not reported
Area of violation: Formal Enforcement Agreement or Order
Date violation determined: 2000-03-08 00:00:00.0
Date achieved compliance: 2004-10-01 00:00:00.0
Violation lead agency: State
Enforcement action: COMPLIANCE EVALUATION INSPECTION ON-SITE
Enforcement action date: 2004-10-01 00:00:00.0
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 - 262.10-12.A
Area of violation: Generators - General
Date violation determined: 1994-03-09 00:00:00.0
Date achieved compliance: 1999-03-09 00:00:00.0
Violation lead agency: State
Enforcement action: COMPLIANCE EVALUATION INSPECTION ON-SITE
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

Evaluation Action Summary:
Evaluation date: 2000-03-08 00:00:00.0
Evaluation: SINGLE SITE CA/FO
Area of violation: Generators - General

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LENCO JEWELRY, INC (Continued)

1000596822

Date achieved compliance: 2004-10-01 00:00:00.0
Evaluation lead agency: State

Evaluation date: 2000-03-08 00:00:00.0
Evaluation: SINGLE SITE CA/FO
Area of violation: Formal Enforcement Agreement or Order
Date achieved compliance: 2004-10-01 00:00:00.0
Evaluation lead agency: State

ENVIROSTOR:

Name: PARK CENTRAL BUILDING
Address: 412 W. 6TH STREET #1314
City,State,Zip: LOS ANGELES, CA 90014
Facility ID: 71003138
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: Not reported
Senate: Not reported
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.04746
Longitude: -118.2538
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD983608027
Alias Type: EPA Identification Number
Alias Name: 71003138
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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

EDR ID Number
 EPA ID Number

LENCO JEWELRY, INC (Continued)

1000596822

Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

FINDS:

Registry ID: 110009548891

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

Registry ID: 110009535351

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000596822
 Registry ID: 110009535351
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110009535351>

Envid: 1000596822
 Registry ID: 110009548891
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110009548891>

224
 SE
 1/4-1/2
 0.447 mi.
 2361 ft.

LOS ANGELES DIE CASTING
340 CROCKER STREET.
LOS ANGELES, CA 90013

ENVIROSTOR **1000102043**
EMI **N/A**

Relative:
Lower
Actual:
263 ft.

ENVIROSTOR:
 Name: LOS ANGELES DIE CASTING
 Address: 340 CROCKER STREET.
 City,State,Zip: LOS ANGELES, CA 90013
 Facility ID: 71003622
 Status: Refer: Other Agency

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOS ANGELES DIE CASTING (Continued)

1000102043

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: 53
Senate: 30
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.04554
Longitude: -118.2408
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD084340272
Alias Type: EPA Identification Number
Alias Name: 71003622
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1 Non-Submittal
Completed Date: 05/24/2001
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

EMI:

Name: AMETEK INC, L A DIE CASTING
Address: 340 CROCKER ST
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 4197
Air District Name: SC
SIC Code: 3369
Air District Name: SOUTH COAST AQMD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOS ANGELES DIE CASTING (Continued)

1000102043

Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 21
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 3
NOX - Oxides of Nitrogen Tons/Yr: 4
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Name: AMETEK INC, L A DIE CASTING
Address: 340 CROCKER ST
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1993
County Code: 19
Air Basin: SC
Facility ID: 4197
Air District Name: SC
SIC Code: 3369
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Name: AMETEK INC, L A DIE CASTING
Address: 340 CROCKER ST
City,State,Zip: LOS ANGELES, CA 900130000
Year: 1995
County Code: 19
Air Basin: SC
Facility ID: 4197
Air District Name: SC
SIC Code: 3369
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

AK225 LIBRARY SQUARE CONSTRUCTION
West 633 5TH ST W
1/4-1/2 LOS ANGELES, CA 90071
0.450 mi.
2378 ft. Site 2 of 2 in cluster AK

LUST S104406319
HIST CORTESE N/A
CERS

Relative:
Higher
Actual:
303 ft.

LUST:
 Name: LIBRARY SQUARE CONSTRUCTION
 Address: 633 5TH ST W
 City,State,Zip: LOS ANGELES, CA 90071
 Lead Agency: LOS ANGELES, CITY OF
 Case Type: LUST Cleanup Site
 Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603701235
 Global Id: T0603701235
 Latitude: 34.0529799
 Longitude: -118.2565505
 Status: Completed - Case Closed
 Status Date: 06/11/2002
 Case Worker: EL
 RB Case Number: 900710043
 Local Agency: LOS ANGELES, CITY OF
 File Location: Not reported
 Local Case Number: Not reported
 Potential Media Affect: Soil
 Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
 Site History: Not reported

LUST:
 Global Id: T0603701235
 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

LUST:
 Global Id: T0603701235
 Contact Type: Regional Board Caseworker
 Contact Name: YUE RONG
 Organization Name: LOS ANGELES RWQCB (REGION 4)
 Address: 320 W. 4TH ST., SUITE 200
 City: Los Angeles
 Email: yrong@waterboards.ca.gov
 Phone Number: Not reported

LUST:
 Global Id: T0603701235
 Action Type: Other
 Date: 08/04/1987
 Action: Leak Stopped

LUST:
 Global Id: T0603701235
 Action Type: Other
 Date: 08/04/1987
 Action: Leak Reported

LUST:
 Global Id: T0603701235
 Action Type: Other

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LIBRARY SQUARE CONSTRUCTION (Continued)

S104406319

Date: 07/31/1987
Action: Leak Discovery

LUST:

Global Id: T0603701235
Status: Open - Case Begin Date
Status Date: 07/31/1987

Global Id: T0603701235
Status: Open - Site Assessment
Status Date: 08/04/1987

Global Id: T0603701235
Status: Completed - Case Closed
Status Date: 06/11/2002

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900710043
Status: Pollution Characterization
Substance: Waste Oil
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603701235
W Global ID: W0607701254
Staff: UNK
Local Agency: 19050
Cross Street: 4TH ST
Enforcement Type: Not reported
Date Leak Discovered: 7/31/1987
Date Leak First Reported: 8/4/1987
Date Leak Record Entered: 8/14/1987
Date Confirmation Began: Not reported
Date Leak Stopped: 8/4/1987
Date Case Last Changed on Database: 3/3/2000
Date the Case was Closed: Not reported
How Leak Discovered: OM
How Leak Stopped: Not reported
Cause of Leak: Corrosion
Leak Source: Tank
Operator: TODD, WILLIAM
Water System: UNOCAL - JIM SCOTT
Well Name: Not reported
Approx. Dist To Production Well (ft): 1919.9624139828820275426704634
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 8/4/1987
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LIBRARY SQUARE CONSTRUCTION (Continued)

S104406319

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: TURNER CONSTRUCTION
RP Address: 445 S. FIGUEROA ST., LOS ANGELES, CA 90071
Program: LUST
Lat/Long: 34.0529799 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3901254-001GEN
Summary: OLD CASE #005057; 445 S. FIGUEROA ST. LOS ANGELES IS OFFICE ADDRESS FOR TURNER CONSTRUCTION WHO WAS THE GENERAL CONSTRUCTOR FOR LIBRARY SQUARE . (SEE INFORM. LTR PRIOR 3/3/00)

HIST CORTESE:

edr_fname: LIBRARY SQUARE CONSTRUCTI
edr_fadd1: 633 5TH
City,State,Zip: LOS ANGELES, CA 90071
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900710043

CERS:

Name: LIBRARY SQUARE CONSTRUCTION
Address: 633 5TH ST W
City,State,Zip: LOS ANGELES, CA 90071
Site ID: 247704
CERS ID: T0603701235
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LIBRARY SQUARE CONSTRUCTION (Continued)

S104406319

Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

226
NNE
1/4-1/2
0.451 mi.
2383 ft.

FACILITY 10723-2
301 BROADWAY
LOS ANGELES, CA 90012

HIST CORTESE **S105024588**
N/A

Relative:
Higher
Actual:
351 ft.

HIST CORTESE:
edr_fname: FACILITY 10723-2
edr_fadd1: 301 BROADWAY
City,State,Zip: LOS ANGELES, CA 90012
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 3058

227
North
1/4-1/2
0.452 mi.
2385 ft.

AUTO PARK 18
145 N GRAND AVE
LOS ANGELES, CA 90012

LUST **S106087764**
Cortese **N/A**
CERS

Relative:
Higher
Actual:
392 ft.

LUST:
Name: AUTO PARK 18
Address: 145 N GRAND AVE
City,State,Zip: LOS ANGELES, CA 90012
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603759109
Global Id: T0603759109
Latitude: 34.056472
Longitude: -118.248125
Status: Open - Site Assessment
Status Date: 10/14/2014
Case Worker: JR
RB Case Number: 900120534
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603759109
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AUTO PARK 18 (Continued)

S106087764

Global Id: T0603759109
Contact Type: Regional Board Caseworker
Contact Name: JAMES RYAN
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: West 4th Street, Suite 200
City: LOS ANGELES
Email: jamesw.ryan@waterboards.ca.gov
Phone Number: 2135766711

LUST:

Global Id: T0603759109
Action Type: ENFORCEMENT
Date: 10/21/2016
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603759109
Action Type: Other
Date: 05/10/1995
Action: Leak Discovery

Global Id: T0603759109
Action Type: RESPONSE
Date: 03/11/2016
Action: Other Report / Document

Global Id: T0603759109
Action Type: RESPONSE
Date: 10/31/2017
Action: Site Assessment Report

Global Id: T0603759109
Action Type: RESPONSE
Date: 06/30/2018
Action: Well Installation Report

Global Id: T0603759109
Action Type: RESPONSE
Date: 01/15/2019
Action: Monitoring Report - Semi-Annually

Global Id: T0603759109
Action Type: RESPONSE
Date: 07/15/2019
Action: Monitoring Report - Semi-Annually

Global Id: T0603759109
Action Type: RESPONSE
Date: 06/30/2018
Action: Well Installation Report

Global Id: T0603759109
Action Type: ENFORCEMENT
Date: 02/05/2016
Action: Staff Letter

Global Id: T0603759109
Action Type: ENFORCEMENT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AUTO PARK 18 (Continued)

S106087764

Date: 03/09/2017
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603759109
Action Type: RESPONSE
Date: 07/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T0603759109
Action Type: RESPONSE
Date: 02/15/2017
Action: Soil and Water Investigation Workplan - Regulator Responded

Global Id: T0603759109
Action Type: RESPONSE
Date: 01/30/2018
Action: Well Installation Workplan - Regulator Responded

Global Id: T0603759109
Action Type: RESPONSE
Date: 06/30/2017
Action: Site Assessment Report - Regulator Responded

Global Id: T0603759109
Action Type: ENFORCEMENT
Date: 05/03/2016
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603759109
Action Type: Other
Date: 10/25/1995
Action: Leak Reported

Global Id: T0603759109
Action Type: ENFORCEMENT
Date: 03/19/1996
Action: Technical Correspondence / Assistance / Other

Global Id: T0603759109
Action Type: RESPONSE
Date: 02/26/1996
Action: Correspondence

Global Id: T0603759109
Action Type: ENFORCEMENT
Date: 11/21/1995
Action: Technical Correspondence / Assistance / Other

Global Id: T0603759109
Action Type: ENFORCEMENT
Date: 12/05/1995
Action: Notice of Violation - #10863

Global Id: T0603759109
Action Type: ENFORCEMENT
Date: 12/04/2017
Action: Health and Safety Code Section 25296.10(c)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AUTO PARK 18 (Continued)

S106087764

Global Id: T0603759109
Action Type: ENFORCEMENT
Date: 02/16/2018
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603759109
Action Type: RESPONSE
Date: 10/25/1995
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603759109
Action Type: ENFORCEMENT
Date: 07/22/2015
Action: Staff Letter

Global Id: T0603759109
Action Type: ENFORCEMENT
Date: 05/04/2018
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603759109
Action Type: ENFORCEMENT
Date: 07/20/2017
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603759109
Action Type: RESPONSE
Date: 06/03/2016
Action: Other Report / Document

Global Id: T0603759109
Action Type: RESPONSE
Date: 07/05/2016
Action: Other Report / Document

Global Id: T0603759109
Action Type: ENFORCEMENT
Date: 06/03/2016
Action: Health and Safety Code Section 25296.10(c)

LUST:

Global Id: T0603759109
Status: Open - Case Begin Date
Status Date: 05/10/1995

Global Id: T0603759109
Status: Open - Site Assessment
Status Date: 10/25/1995

Global Id: T0603759109
Status: Open - Remediation
Status Date: 03/19/1996

Global Id: T0603759109
Status: Open - Site Assessment
Status Date: 03/19/1996

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AUTO PARK 18 (Continued)

S106087764

Global Id: T0603759109
Status: Open - Eligible for Closure
Status Date: 07/09/2013

Global Id: T0603759109
Status: Open - Site Assessment
Status Date: 10/14/2014

CORTESE:

Name: AUTO PARK 18
Address: 145 N GRAND AVE
City,State,Zip: LOS ANGELES, CA 90012
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0603759109
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: OPEN - SITE ASSESSMENT
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

CERS:

Name: AUTO PARK 18
Address: 145 N GRAND AVE
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 227334
CERS ID: T0603759109
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: JAMES RYAN - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AUTO PARK 18 (Continued)

S106087764

Affiliation Address: West 4th Street, Suite 200
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 2135766711

228
WSW
1/4-1/2
0.452 mi.
2385 ft.

PACIFIC MUTUAL BUILDING
523 006TH ST W
LOS ANGELES, CA 90014

LUST **S100928629**
HIST CORTESE **N/A**
CERS

Relative:
Lower
Actual:
272 ft.

LUST:
Name: PACIFIC MUTUAL BUILDING
Address: 523 006TH ST W
City,State,Zip: LOS ANGELES, CA 90014
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700543
Global Id: T0603700543
Latitude: 34.0482412
Longitude: -118.2542924
Status: Completed - Case Closed
Status Date: 10/22/1996
Case Worker: YR
RB Case Number: 900140016
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700543
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700543
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700543
Action Type: Other
Date: 12/21/1987

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC MUTUAL BUILDING (Continued)

S100928629

Action: Leak Reported

LUST:

Global Id: T0603700543
Status: Open - Case Begin Date
Status Date: 12/21/1987

Global Id: T0603700543
Status: Open - Site Assessment
Status Date: 09/18/1988

Global Id: T0603700543
Status: Completed - Case Closed
Status Date: 10/22/1996

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900140016
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Remove Free Product
Global ID: T0603700543
W Global ID: W0605100582
Staff: UNK
Local Agency: 19050
Cross Street: PACIFIC AVE
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 12/21/1987
Date Leak Record Entered: 3/31/1988
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 9/25/1996
Date the Case was Closed: 10/22/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: YMCA CAMP OF LOS ANGELES 2
Well Name: Not reported
Approx. Dist To Production Well (ft): 1450.623945762386496081898262
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 9/18/1988
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC MUTUAL BUILDING (Continued)

S100928629

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: PM REALTY GROUP
RP Address: 523 W 6TH ST, SUITE 218, LOS ANGELES CA 90014
Program: LUST
Lat/Long: 34.0482412 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 2600582-001GEN
Summary: Not reported

HIST CORTESE:

edr_fname: PACIFIC MUTUAL BUILDING
edr_fadd1: 523 006TH
City,State,Zip: LOS ANGELES, CA 90014
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900140016

CERS:

Name: PACIFIC MUTUAL BUILDING
Address: 523 006TH ST W
City,State,Zip: LOS ANGELES, CA 90014
Site ID: 200377
CERS ID: T0603700543
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

229
NNW
1/4-1/2
0.457 mi.
2413 ft.

LA CITY DEPT WATER & POWER
111 HOPE ST N
LOS ANGELES, CA 90012

LUST S106517261
CERS N/A

Relative:
Higher
Actual:
403 ft.

LUST:
Name: LA CITY DEPT WATER & POWER
Address: 111 HOPE ST N
City,State,Zip: LOS ANGELES, CA 90012
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700506
Global Id: T0603700506
Latitude: 34.0564428
Longitude: -118.2498743
Status: Completed - Case Closed
Status Date: 10/29/2004
Case Worker: AT
RB Case Number: 900120070
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700506
Contact Type: Regional Board Caseworker
Contact Name: ARMAN TOUMARI
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 WEST 4TH STREET, SUITE 200
City: LOS ANGELES
Email: atoumari@waterboards.ca.gov
Phone Number: 2135766708

Global Id: T0603700506
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

LUST:
Global Id: T0603700506
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700506
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700506
Action Type: REMEDIATION

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LA CITY DEPT WATER & POWER (Continued)

S106517261

Date: 05/08/1984
Action: Free Product Removal

Global Id: T0603700506
Action Type: REMEDIATION
Date: 10/01/1986
Action: Excavation

Global Id: T0603700506
Action Type: Other
Date: 06/29/1984
Action: Leak Reported

Global Id: T0603700506
Action Type: ENFORCEMENT
Date: 08/12/2002
Action: Staff Letter

Global Id: T0603700506
Action Type: ENFORCEMENT
Date: 04/16/2003
Action: Technical Correspondence / Assistance / Other

Global Id: T0603700506
Action Type: Other
Date: 01/17/1984
Action: Leak Discovery

Global Id: T0603700506
Action Type: RESPONSE
Date: 08/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700506
Action Type: RESPONSE
Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700506
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700506
Action Type: ENFORCEMENT
Date: 10/27/2004
Action: Site Visit / Inspection / Sampling

Global Id: T0603700506
Action Type: ENFORCEMENT
Date: 10/29/2004
Action: Closure/No Further Action Letter

Global Id: T0603700506
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LA CITY DEPT WATER & POWER (Continued)

S106517261

Global Id: T0603700506
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700506
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700506
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700506
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

LUST:

Global Id: T0603700506
Status: Open - Case Begin Date
Status Date: 01/17/1984

Global Id: T0603700506
Status: Open - Site Assessment
Status Date: 05/27/1992

Global Id: T0603700506
Status: Open - Site Assessment
Status Date: 09/27/1996

Global Id: T0603700506
Status: Open - Verification Monitoring
Status Date: 12/13/2002

Global Id: T0603700506
Status: Completed - Case Closed
Status Date: 10/29/2004

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900120070
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: Remove Free Product
Global ID: T0603700506
W Global ID: W0605100649
Staff: AT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LA CITY DEPT WATER & POWER (Continued)

S106517261

Local Agency: 19050
Cross Street: Not reported
Enforcement Type: TA-GEN
Date Leak Discovered: 1/17/1984
Date Leak First Reported: 6/29/1984
Date Leak Record Entered: 12/31/1986
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 8/14/2002
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: KURODA, RANDALL
Water System: DAVE GRIFFITH L A D W P
Well Name: Not reported
Approx. Dist To Production Well (ft): 2710.8267851142112053319989676
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: 5/27/1992
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 9/27/1996
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 12/13/2002
Enforcement Action Date: Not reported
Historical Max MTBE Date: 2/14/2002
Hist Max MTBE Conc in Groundwater: 17.3
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes
GW Qualifier: =
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: J. ALAN WALTI
RP Address: 111 N. HOPE ST, RM #1116
Program: LUST
Lat/Long: 34.0564428 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 2600649-001GEN
Summary: 11,000 GAL OF FP RECOVERED 1984-1991; 4/14/00 1ST QTR GW MON RPT 2000; 7/13/00 2ND QTR GW MON RPT 2000; 10/2000 3RD QTR GW MON RPT 2000; 1/18/01 4TH QTR GW MON RPT 2000; 4/13/01 1ST QTR GW MON RPT 2001

CERS:

Name: LA CITY DEPT WATER & POWER
Address: 111 HOPE ST N
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 212330
CERS ID: T0603700506
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LA CITY DEPT WATER & POWER (Continued)

S106517261

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: ARMAN TOUMARI - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 WEST 4TH STREET, SUITE 200
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 2135766708

AJ230
East
1/4-1/2
0.462 mi.
2440 ft.

ALAMEDA STREET WIDENING (HARRY BRIDGES)

201 N ALAMEDA ST 90744
LOS ANGELES, CA 90744

US BROWNFIELDS 1019910730

N/A

Site 3 of 3 in cluster AJ

Relative:
Lower

US BROWNFIELDS:

Actual:
271 ft.

Name: ALAMEDA STREET WIDENING (HARRY BRIDGES)
Address: 201 N ALAMEDA ST 90744
City,State,Zip: LOS ANGELES, CA 90744
Recipient Name: Los Angeles - Dept of Public Works, City of
Grant Type: Assessment
Property Number: Not reported
Parcel size: 2.5
Latitude: 33.7715747
Longitude: -118.2567039
HCM Label: Address Matching-House Number
Map Scale: Not reported
Point of Reference: Entrance Point of a Facility or Station
Highlights: Not reported
Datum: North American Datum of 1983
Acres Property ID: 170651
IC Data Access: Not reported
Start Date: Not reported
Redev Completion Date: Not reported
Completed Date: Not reported
Acres Cleaned Up: Not reported
Cleanup Funding: Not reported
Cleanup Funding Source: Not reported
Assessment Funding: 5495
Assessment Funding Source: US EPA - Brownfields Assessment Cooperative Agreement
Redevelopment Funding: Not reported
Redev. Funding Source: Not reported
Redev. Funding Entity Name: Not reported
Redevelopment Start Date: Not reported
Assessment Funding Entity: EPA
Cleanup Funding Entity: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ALAMEDA STREET WIDENING (HARRY BRIDGES) (Continued)

1019910730

Grant Type:	Petroleum
Accomplishment Type:	Phase I Environmental Assessment
Accomplishment Count:	0
Cooperative Agreement Number:	00T51701
Start Date:	02/19/2014 00:00:00
Ownership Entity:	Government
Completion Date:	Not reported
Current Owner:	City Of L.A.
Did Owner Change:	N
Cleanup Required:	U
Video Available:	N
Photo Available:	Y
Institutional Controls Required:	U
IC Category Proprietary Controls:	Not reported
IC Cat. Info. Devices:	Not reported
IC Cat. Gov. Controls:	Not reported
IC Cat. Enforcement Permit Tools:	Not reported
IC in place date:	Not reported
IC in place:	N
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controlled substance found:	Not reported
Controlled substance cleaned:	Not reported
Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Not reported
Groundwater cleaned:	Not reported
Lead contaminant found:	Not reported
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Y
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Not reported
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
VOCs found:	Not reported
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ALAMEDA STREET WIDENING (HARRY BRIDGES) (Continued)

1019910730

Past use residential acreage:	Not reported
Surface Water:	Not reported
Past use commercial acreage:	2.5
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	2.5
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	Not reported
Arsenic cleaned up:	Not reported
Cadmium cleaned up:	Not reported
Chromium cleaned up:	Not reported
Copper cleaned up:	Not reported
Iron cleaned up:	Not reported
mercury cleaned up:	Not reported
Nickel Cleaned Up:	Not reported
No clean up:	Not reported
Pesticides cleaned up:	Not reported
Selenium cleaned up:	Not reported
SVOCs cleaned up:	Not reported
Unknown clean up:	Not reported
Arsenic contaminant found:	Not reported
Cadmium contaminant found:	Not reported
Chromium contaminant found:	Not reported
Copper contaminant found:	Not reported
Iron contaminant found:	Not reported
Mercury contaminant found:	Not reported
Nickel contaminant found:	Not reported
No contaminant found:	Not reported
Pesticides contaminant found:	Not reported
Selenium contaminant found:	Not reported
SVOCs contaminant found:	Not reported
Unknown contaminant found:	Not reported
Future Use: Multistory	Not reported
Media affected Bluiding Material:	Not reported
Media affected indoor air:	Not reported
Building material media cleaned up:	Not reported
Indoor air media cleaned up:	Not reported
Unknown media cleaned up:	Not reported
Past Use: Multistory	Not reported
Property Description:	Property is located on Alameda Street between Anaheim Street and Harry Bridges Blvd. In the Wilmington area and in close proximity to the Port of Los Angeles. The strip of property is 17 feet wide and approximately 1,500 feet long. The portion of the alignment north of East E Street was developed prior to 1947 into its current configuration as a paved four-lane highway, paralleling a single rail line to the west. Alameda Street was a dirt road south of East E Street until approximately 1950. Ownership is City Of Los Angeles.
Below Poverty Number:	182
Below Poverty Percent:	35.7%
Meidan Income:	668
Meidan Income Number:	392
Meidan Income Percent:	76.9%
Vacant Housing Number:	9
Vacant Housing Percent:	6.0%
Unemployed Number:	15

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ALAMEDA STREET WIDENING (HARRY BRIDGES) (Continued)

1019910730

Unemployed Percent: 2.9%

231
East
1/4-1/2
0.471 mi.
2485 ft.

VETERANS AFFAIRS OUTPATIENT CL
351 TEMPLE ST E
LOS ANGELES, CA 90012

LUST
HIST CORTESE
CERS

S102590721
N/A

Relative:
Lower
Actual:
272 ft.

LUST:
Name: VETERANS AFFAIRS OUTPATIENT CL
Address: 351 TEMPLE ST E
City,State,Zip: LOS ANGELES, CA 90012
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700522
Global Id: T0603700522
Latitude: 34.052593
Longitude: -118.238661
Status: Completed - Case Closed
Status Date: 07/30/1997
Case Worker: AS
RB Case Number: 900120261
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700522
Contact Type: Regional Board Caseworker
Contact Name: ADNAN SIDDIQUI
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: asiddiqui@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603700522
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

LUST:
Global Id: T0603700522
Action Type: Other
Date: 07/01/1985
Action: Leak Reported

Global Id: T0603700522
Action Type: Other
Date: 06/22/1984
Action: Leak Discovery

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VETERANS AFFAIRS OUTPATIENT CL (Continued)

S102590721

LUST:

Global Id: T0603700522
Status: Open - Case Begin Date
Status Date: 06/22/1984

Global Id: T0603700522
Status: Open - Site Assessment
Status Date: 03/03/1989

Global Id: T0603700522
Status: Completed - Case Closed
Status Date: 07/30/1997

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900120261
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700522
W Global ID: W0605100649
Staff: AS
Local Agency: 19050
Cross Street: ALAMEDA ST
Enforcement Type: Not reported
Date Leak Discovered: 6/22/1984
Date Leak First Reported: 7/1/1985
Date Leak Record Entered: Not reported
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 7/17/1997
Date the Case was Closed: 7/30/1997
How Leak Discovered: Subsurface Monitoring
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: OLD CASE #030389-03
Water System: DAVE GRIFFITH L A D W P
Well Name: Not reported
Approx. Dist To Production Well (ft): 3324.3629614242763923333342148
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 3/3/1989
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VETERANS AFFAIRS OUTPATIENT CL (Continued)

S102590721

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: VETERANS AFFAIRS OUTPATIENT CL
RP Address: 351 TEMPLE ST E, LOS ANGELES 90012
Program: LUST
Lat/Long: 34.0518249 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 2600649-001GEN
Summary: SUBSURFACE INVESTIGATION DONE TO DETERMINE LOCATION OF POSSIBLE FORMER GAS UGT. SOIL AND GROUNDWATER CONTAMINATION WAS FOUND. NEW CONSTRUCTION HAS PROBABLY CHANGED THIS AREA CONSIDERABLY. ONLY RPT DATED 7-1-85.

HIST CORTESE:

edr_fname: VETERANS AFFAIRS OUTPATIE
edr_fadd1: 351 TEMPLE
City,State,Zip: LOS ANGELES, CA 90012
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900120261

CERS:

Name: VETERANS AFFAIRS OUTPATIENT CL
Address: 351 TEMPLE ST E
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 194358
CERS ID: T0603700522
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Regional Board Caseworker
Entity Name: ADNAN SIDDIQUI - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VETERANS AFFAIRS OUTPATIENT CL (Continued)

S102590721

Affiliation Phone: Not reported

232
North
1/4-1/2
0.475 mi.
2506 ft.

CATHEDRAL OF OUR LADY OF THE ANGELS
555 W. TEMPLE STREET
LOS ANGELES, CA

CPS-SLIC **S106485974**
CERS **N/A**

Relative:
Higher
Actual:
377 ft.

CPS-SLIC:
Name: CATHEDRAL OF OUR LADY OF THE ANGELS
Address: 555 W. TEMPLE STREET
City,State,Zip: LOS ANGELES, CA
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 12/31/1998
Global Id: SLT4L8271878
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.058039
Longitude: -118.245591
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: 0827
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

CERS:

Name: CATHEDRAL OF OUR LADY OF THE ANGELS
Address: 555 W. TEMPLE STREET
City,State,Zip: LOS ANGELES, CA
Site ID: 255836
CERS ID: SLT4L8271878
CERS Description: Cleanup Program Site

AL233
WSW
1/4-1/2
0.475 mi.
2506 ft.

M & M HOLDING, LLC
629 S. HILL STREET #1202
LOS ANGELES, CA 90014

ENVIROSTOR **S110494027**
N/A

Site 1 of 3 in cluster AL

Relative:
Lower
Actual:
265 ft.

ENVIROSTOR:
Name: M & M HOLDING, LLC
Address: 629 S. HILL STREET #1202
City,State,Zip: LOS ANGELES, CA 90014
Facility ID: 71003306
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M & M HOLDING, LLC (Continued)

S110494027

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: Not reported
 Senate: Not reported
 Special Program: Not reported
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: Not reported
 Latitude: 34.04679
 Longitude: -118.2541
 APN: NONE SPECIFIED
 Past Use: NONE SPECIFIED
 Potential COC: NONE SPECIFIED
 Confirmed COC: NONE SPECIFIED
 Potential Description: NONE SPECIFIED
 Alias Name: CAL000213712
 Alias Type: EPA Identification Number
 Alias Name: 71003306
 Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Phase 1 Non-Submittal
 Completed Date: 04/30/2001
 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

AL234
WSW
1/4-1/2
0.493 mi.
2601 ft.

SATCHI CREATIONS INC
640 S HILL ST STE 746
LOS ANGELES, CA 90014
Site 2 of 3 in cluster AL

CERS HAZ WASTE
HAZNET
ICE
HWP
HAZMAT
CERS

S107145812
N/A

Relative:
Lower
Actual:
263 ft.

CERS HAZ WASTE:
 Name: RHEIMS JEWELRY
 Address: 640 S HILL ST # 455
 City,State,Zip: LOS ANGELES, CA 90014
 Site ID: 147655
 CERS ID: 10262782
 CERS Description: Hazardous Waste Generator

Name: A&AFEROS NON FEROS METAL LLC

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Address: 640 S HILL ST STE 743
City,State,Zip: LOS ANGELES, CA 90014
Site ID: 368245
CERS ID: 10666963
CERS Description: Hazardous Waste Generator

Name: SATCHI CREATIONS INC
Address: 640 S HILL ST STE 746
City,State,Zip: LOS ANGELES, CA 90014
Site ID: 65276
CERS ID: 10260070
CERS Description: Hazardous Waste Generator

Name: Y. K. JEWELRY
Address: 640 S HILL ST # 456-B
City,State,Zip: LOS ANGELES, CA 90014
Site ID: 86778
CERS ID: 10262785
CERS Description: Hazardous Waste Generator

HAZNET:

Name: GOLDEN JEWELRY
Address: 640 S HILL ST STE 462
City,State,Zip: LOS ANGELES, CA 900140000
Year: 2016
GEPaid: CAL000087653
Contact: SY YOUNG
Telephone: 2139994698
Mailing Name: Not reported
Mailing Address: 640 S HILL ST STE 462
Mailing City,St,Zip: LOS ANGELES, CA 900144019
Gen County: Los Angeles
TSD EPA ID: NVT330010000
TSD County: 99
Tons: 0.189
CA Waste Code: 481-Tetraethyl lead sludge
Method: H132-Landfill Or Surface Impoundment That Will Be Closed As Landfill(
To Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

Name: GOLDEN JEWELRY
Address: 640 S HILL ST STE 462
City,State,Zip: LOS ANGELES, CA 900140000
Year: 2016
GEPaid: CAL000087653
Contact: SY YOUNG
Telephone: 2139994698
Mailing Name: Not reported
Mailing Address: 640 S HILL ST STE 462
Mailing City,St,Zip: LOS ANGELES, CA 900144019
Gen County: Los Angeles
TSD EPA ID: NVT330010000
TSD County: 99
Tons: 1.496
CA Waste Code: 343-Unspecified organic liquid mixture
Method: H039-Other Recovery Of Reclamation For Reuse Including Acid
Regeneration, Organics Recovery Ect

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Facility County: Los Angeles

ICE:

Envirostor ID: 3001907
Name: A & A FEROS NON FEROS METAL
Address: 640 S HILL ST
City,State,Zip: LOS ANGELES, CA 90014
EPA ID: CAL000098454
Site Type: INSPECTION
Facility Status: No Action

Inspection:

Action Type: Focused Compliance Inspection - Standardized Permit
Action Date: 05/28/2009
Violation Class: No Violations
RTC Date: Not reported

Action Type: Financial Records Review - Standardized Permit
Action Date: 04/28/2008
Violation Class: Minor
RTC Date: 01/12/2011

Action Type: Compliance Evaluation Inspection - Standardized Permit
Action Date: 05/27/2008
Violation Class: Minor
RTC Date: 07/03/2008

Action Type: Compliance Evaluation Inspection - Standardized Permit
Action Date: 06/20/2007
Violation Class: Class 2, Minor
RTC Date: 07/18/2007

Action Type: Financial Records Review - Standardized Permit
Action Date: 06/25/2007
Violation Class: Minor
RTC Date: 01/12/2011

Action Type: Compliance Evaluation Inspection - Standardized Permit
Action Date: 05/21/2015
Violation Class: No Violations
RTC Date: Not reported

Action Type: Compliance Evaluation Inspection - Standardized Permit
Action Date: 05/31/2017
Violation Class: Minor
RTC Date: 08/01/2018

Action Type: Financial Records Review - Standardized Permit
Action Date: 08/19/2015
Violation Class: No Violations
RTC Date: Not reported

Action Type: Financial Records Review - Standardized Permit
Action Date: 07/20/2017
Violation Class: No Violations
RTC Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Action Type: Financial Records Review - Standardized Permit
Action Date: 05/29/2019
Violation Class: No Violations
RTC Date: Not reported

Action Type: Compliance Evaluation Inspection - Standardized Permit
Action Date: 05/22/2019
Violation Class: No Violations
RTC Date: Not reported

HWP:

Name: A & A FEROS NON FEROS METAL
Address: 640 S HILL ST #743
City,State,Zip: LOS ANGELES, CA 900140000
EPA Id: CAL000098454
Cleanup Status: OPERATING PERMIT
Latitude: 34.04635
Longitude: -118.2535
Facility Type: Permitted - Operating
Facility Size: Standardized Series Small Quantity Series C
Team: LORI KOCH
Supervisor: JOANNA LOUIE
Site Code: 301156
Assembly District: 53
Senate District: 30
Public Information Officer: Not reported
Public Information Officer: Not reported

Activities:

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Not reported
Event Description: *Mod Class 1* - Prior Approval Required - FINAL PERMIT MODIFICATION (EFFECTIVE)
Actual Date: 05/23/2006

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - 1ST NOTICE OF DEFICIENCY ISSUED
Actual Date: 08/02/2016

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - DRAFT PERMIT RENEWAL
Actual Date: 03/14/2017

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - PUBLIC COMMENT (END)
Actual Date: 05/03/2017

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - FINAL CEQA
Actual Date: 05/23/2017

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - TECHNICAL COMPLETE LETTER
Actual Date: 03/14/2017

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Not reported
Event Description: Mod Class 1* - Prior Approval Required - FINAL PERMIT MODIFICATION (EFFECTIVE)
Actual Date: 05/15/2019

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Not reported
Event Description: *Mod Class 1* - Prior Approval Required - DISCLOSURE (CLEARED)
Actual Date: 02/09/2011

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Roasting Kiln #1 and #2, Vibratory Screen #1 and #2
Event Description: *Mod Class 1 - No Prior Approval Required - FINAL PERMIT MODIFICATION (EXPIRES)
Actual Date: 05/22/2016

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Not reported
Event Description: *Mod Class 1* - Prior Approval Required - FINAL PERMIT MODIFICATION (EXPIRES)
Actual Date: 05/22/2016

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, Roasting Kiln #1 and #2, Vibratory Screen #1 and #2
Event Description: New Operating Permit - FINAL PART A & PART B RECEIVED
Actual Date: 12/23/2005

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, Roasting Kiln #1 and #2, Vibratory Screen #1 and #2
Event Description: New Operating Permit - FINAL PERMIT (EFFECTIVE)
Actual Date: 05/23/2006

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Not reported
Event Description: Mod Class 1* - Prior Approval Required - FINAL PERMIT MODIFICATION

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Actual Date: 05/15/2019

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, Roasting Kiln #1 and #2, Vibratory Screen #1 and #2
Event Description: New Operating Permit - DRAFT PERMIT
Actual Date: 01/30/2006

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Not reported
Event Description: *Mod Class 1* - Prior Approval Required - FINAL PERMIT MODIFICATION
Actual Date: 03/18/2011

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - FINAL PART A & PART B RECEIVED
Actual Date: 12/30/2016

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - FINAL PERMIT RENEWAL (EXPIRES)
Actual Date: 05/23/2027

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - FINAL PERMIT RENEWAL (EFFECTIVE)
Actual Date: 05/23/2017

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - CALL-IN LETTER ISSUED
Actual Date: 05/28/2015

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, Roasting Kiln #1 and #2, Vibratory Screen #1 and #2
Event Description: New Operating Permit - CEQA DETERMINATION
Actual Date: 04/10/2006

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Not reported
Event Description: Mod Class 1* - Prior Approval Required - ACKNOWLEDGEMENT OF PERMIT MOD LETTER
Actual Date: 05/15/2019

EPA Id: CAL000098454

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - APPLICATION PART B RECEIVED
Actual Date: 01/29/2016

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - CEQA DETERMINATION
Actual Date: 05/23/2017

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Roasting Kiln #1 and #2, Vibratory Screen #1 and #2
Event Description: *Mod Class 1 - No Prior Approval Required - FINAL PERMIT MODIFICATION
Actual Date: 05/08/2008

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - 2ND NOTICE OF DEFICIENCY ISSUED
Actual Date: 11/23/2016

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - PUBLIC NOTICE - PERMIT RECEIVED
Actual Date: 10/26/2016

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - FINAL PERMIT RENEWAL
Actual Date: 05/23/2017

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Not reported
Event Description: Mod Class 1* - Prior Approval Required - FINAL PERMIT MODIFICATION (EXPIRES)
Actual Date: 05/23/2027

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - TECHNICAL REVIEW COMPLETED
Actual Date: 01/20/2017

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, Roasting Kiln #1 and #2, Vibratory

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Screen #1 and #2
Event Description: New Operating Permit - PUBLIC COMMENT (BEGIN)
Actual Date: 01/30/2006

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, Roasting Kiln #1 and #2, Vibratory Screen #1 and #2

Event Description: New Operating Permit - APPLICATION PART B RECEIVED
Actual Date: 12/23/2003

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, Roasting Kiln #1 and #2, Vibratory Screen #1 and #2

Event Description: New Operating Permit - FINAL PERMIT (EXPIRES)
Actual Date: 05/22/2016

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2

Event Description: Renewal - No Changes - INITIAL ADMINISTRATIVE REVIEW COMPLETED
Actual Date: 02/29/2016

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Not reported
Event Description: Mod Class 1* - Prior Approval Required - UPDATED APPLICATION RECEIVED
Actual Date: 05/15/2019

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Not reported
Event Description: Mod Class 1* - Prior Approval Required - CEQA DETERMINATION
Actual Date: 05/15/2019

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2

Event Description: Renewal - No Changes - ADMINISTRATIVE REVIEW APPROVED
Actual Date: 02/29/2016

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2

Event Description: Renewal - No Changes - DISCLOSURE (CLEARED)
Actual Date: 05/12/2016

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, Roasting Kiln #1 and #2, Vibratory Screen #1 and #2

Event Description: New Operating Permit - INITIAL ADMINISTRATIVE REVIEW COMPLETED
Actual Date: 02/22/2004

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - RESPONSE TO 1ST NOD RECEIVED
Actual Date: 09/17/2016

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - RESPONSE TO 2ND NOD RECEIVED
Actual Date: 12/20/2016

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, Roasting Kiln #1 and #2, Vibratory Screen #1 and #2
Event Description: New Operating Permit - APPLICATION PART A RECEIVED
Actual Date: 12/23/2003

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Roasting Kiln #1 and #2, Vibratory Screen #1 and #2
Event Description: *Mod Class 1 - No Prior Approval Required - FINAL PERMIT MODIFICATION (EFFECTIVE)
Actual Date: 05/23/2006

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, Roasting Kiln #1 and #2, Vibratory Screen #1 and #2
Event Description: New Operating Permit - FINAL PERMIT
Actual Date: 04/13/2006

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - PUBLIC COMMENT (BEGIN)
Actual Date: 03/16/2017

EPA Id: CAL000098454
Facility Type: Permitted - Operating
Unit Names: Ball Mill #1 and #2, Cone Blender, In-Process Storage Area, Roasting Kiln #1 and #2, Shipping Area, Vibratory Screen #1 and #2
Event Description: Renewal - No Changes - DRAFT CEQA
Actual Date: 03/17/2017

Alias:
EPA Id: CAL000098454
Facility Type: Permitted - Operating
Alias Type: Project Code (Site Code)
Alias: 301156

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

LOS ANGELES HM:

Name: PRIMARIE JEWELRY TECH
Address: 640 S HILL ST
City,State,Zip: LOS ANGELES, CA 90014
Facility ID: FA0029570
Last Run Date: 06/01/2019
Status: INACTIVE

Name: ST VINCENT GOLD ASSAYERS
Address: 640 S HILL ST # 662
City,State,Zip: LOS ANGELES, CA 90014
Facility ID: FA0018349
Last Run Date: 06/01/2019
Status: INACTIVE

Name: GOLDTECH ASSAY LAB
Address: 640 S HILL ST STE 258
City,State,Zip: LOS ANGELES, CA 90014
Facility ID: FA0034641
Last Run Date: 06/01/2019
Status: ACTIVE

Name: SATCHI CREATIONS
Address: 640 S HILL ST STE 746
City,State,Zip: LOS ANGELES, CA 90014
Facility ID: FA0036357
Last Run Date: 06/01/2019
Status: ACTIVE

Name: QUEENY JEWELRY
Address: 640 S HILL ST # 647
City,State,Zip: LOS ANGELES, CA 90014
Facility ID: FA0031335
Last Run Date: 06/01/2019
Status: ACTIVE

Name: NAREG JEWELRY
Address: 640 S HILL ST # A542
City,State,Zip: LOS ANGELES, CA 90014
Facility ID: FA0030815
Last Run Date: 06/01/2019
Status: ACTIVE

Name: VIO'S JEWELRY MFG, INC
Address: 640 S HILL ST # 442
City,State,Zip: LOS ANGELES, CA 90014
Facility ID: FA0022775
Last Run Date: 06/01/2019
Status: ACTIVE

CERS:

Name: ATLAS PRECIOUS METALS INC
Address: 640 S HILL ST
City,State,Zip: LOS ANGELES, CA 900140000
Site ID: 199261
CERS ID: CAL000098454

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

CERS Description: Hazardous Waste

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-28-2009
Violations Found: No
Eval Type: DTSC Focused Compliance Inspection
Eval Notes: Focused Compliance Inspection - Standardized Permit
Eval Division: Department of Toxic Substances Control
Eval Program: DTSC_ENF
Eval Source: ENVSTORHAZ

Eval General Type: Information Request
Eval Date: 07-20-2017
Violations Found: No
Eval Type: DTSC Financial Records Review
Eval Notes: Financial Records Review - Standardized Permit
Eval Division: Department of Toxic Substances Control
Eval Program: DTSC_ENF
Eval Source: ENVSTORHAZ

Eval General Type: Information Request
Eval Date: 08-19-2015
Violations Found: No
Eval Type: DTSC Financial Records Review
Eval Notes: Financial Records Review - Standardized Permit
Eval Division: Department of Toxic Substances Control
Eval Program: DTSC_ENF
Eval Source: ENVSTORHAZ

Eval General Type: Information Request
Eval Date: 04-28-2008
Violations Found: Yes
Eval Type: DTSC Financial Records Review
Eval Notes: Financial Records Review - Standardized Permit Return To Compliance:
2011-01-12 00:00:00
Eval Division: Department of Toxic Substances Control
Eval Program: DTSC_ENF
Eval Source: ENVSTORHAZ

Eval General Type: Information Request
Eval Date: 06-25-2007
Violations Found: Yes
Eval Type: DTSC Financial Records Review
Eval Notes: Financial Records Review - Standardized Permit Return To Compliance:
2011-01-12 00:00:00
Eval Division: Department of Toxic Substances Control
Eval Program: DTSC_ENF
Eval Source: ENVSTORHAZ

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-21-2015
Violations Found: No
Eval Type: DTSC Compliance Evaluation Inspection
Eval Notes: Compliance Evaluation Inspection - Standardized Permit
Eval Division: Department of Toxic Substances Control
Eval Program: DTSC_ENF
Eval Source: ENVSTORHAZ

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-31-2017
Violations Found: No
Eval Type: DTSC Compliance Evaluation Inspection
Eval Notes: Compliance Evaluation Inspection - Standardized Permit
Eval Division: Department of Toxic Substances Control
Eval Program: DTSC_ENF
Eval Source: ENVSTORHAZ

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-27-2008
Violations Found: Yes
Eval Type: DTSC Compliance Evaluation Inspection
Eval Notes: Compliance Evaluation Inspection - Standardized Permit Return To
Compliance: 2008-07-03 00:00:00
Eval Division: Department of Toxic Substances Control
Eval Program: DTSC_ENF
Eval Source: ENVSTORHAZ

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-20-2007
Violations Found: Yes
Eval Type: DTSC Compliance Evaluation Inspection
Eval Notes: Compliance Evaluation Inspection - Standardized Permit Return To
Compliance: 2007-07-18 00:00:00
Eval Division: Department of Toxic Substances Control
Eval Program: DTSC_ENF
Eval Source: ENVSTORHAZ

Affiliation:

Affiliation Type Desc: Facility Contact
Entity Name: ANI SAMUELIAN/VICE PRESIDENT
Entity Title: Not reported
Affiliation Address: 640 S HILL ST STE 743
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 900140000
Affiliation Phone: 2136229995

Affiliation Type Desc: Facility Owner
Entity Name: ATLAS PRECIOUS METALS INC
Entity Title: Not reported
Affiliation Address: 640 S HILL ST STE 743
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 900140000
Affiliation Phone: 2136229995

Name: SATCHI CREATIONS INC
Address: 640 S HILL ST STE 746
City,State,Zip: LOS ANGELES, CA 90014
Site ID: 65276
CERS ID: 10260070
CERS Description: Chemical Storage Facilities

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Violations:

Site ID: 65276
Site Name: SATCHI CREATIONS INC
Violation Date: 04-12-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 10/31/2018. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan by 5/12/2016 CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 65276
Site Name: SATCHI CREATIONS INC
Violation Date: 04-12-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 10/31/2018. OBSERVATION: An Emergency Response Plan and procedures has not been completed and submitted electronically to the CUPA. CORRECTIVE ACTION: Complete the emergency response plan and procedures to include all required content and submit electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 65276
Site Name: SATCHI CREATIONS INC
Violation Date: 04-12-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 10/31/2018. OBSERVATION: The training program in the business plan is not reasonable and appropriate for the size of the business and the nature of the hazardous materials handled. CORRECTIVE ACTION: Revise the training program in the business plan to ensure it is reasonable and appropriate for the size of the business and the nature of the hazardous materials handled and submit electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Site ID: 65276
Site Name: SATCHI CREATIONS INC
Violation Date: 10-31-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 12/06/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 65276
Site Name: SATCHI CREATIONS INC
Violation Date: 04-12-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 10/31/2018. OBSERVATION: The annotated site map has not been completed and submitted to the CUPA. CORRECTIVE ACTION: Complete an annotated site map and submit electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 65276
Site Name: SATCHI CREATIONS INC
Violation Date: 04-12-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 10/31/2018. OBSERVATION: The facility has not submitted the Hazardous Materials Inventory Chemical Description page for [LIST MATERIALS] to the CUPA. CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-04-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Yeprem Satamian
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Eval Date: 10-31-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspection Report Consent to enter, inspect and take photographs was given by: Yeprem Satamian Documents uploaded to CERS were reviewed and field verified. The following is a list items that need to be corrected: 1. Thank you for providing your 2018 CERS submittal. 2. Please update your hazardous materials inventory per the new Cal EPA reporting requirements. An attachment has been provided to assist you. NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires business that store, uses or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA. To receive a Consolidated Permit you must satisfy the following requirement: **** Annual submission of a hazardous materials business plan to CERS by March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-06-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS submittal accepted, violations cleared.
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-12-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by Yeprem Satamian. satchicreations@sbcglobal.net Observed the facility and inspected hazardous materials storage. Annual employee safety training records were not maintained. Facility has also not electronically disclosed the onsite hazardous materials inventory or submitted a business emergency plan in California Environmental Reporting System (CERS). Please go to <https://cersbusiness2.calepa.ca.gov> to complete a chemical inventory disclosure and business emergency plan. The facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-13-2018
Violations Found: No
Eval Type: Routine done by local agency

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Eval Notes: Yeprem Satamian, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Affiliation:

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Environmental Contact
Entity Name: Yeprem Satamian
Entity Title: Not reported
Affiliation Address: 640 S HILL ST STE 746
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90014
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: SATCHI CREATIONS INC
Entity Title: Not reported
Affiliation Address: 497 Royal View Street
Affiliation City: Duarte
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91010
Affiliation Phone: (626) 644-9625

Affiliation Type Desc: Parent Corporation
Entity Name: SATCHI CREATIONS INC
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 640 S HILL ST STE 746
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90014
Affiliation Phone: Not reported

Affiliation Type Desc: Operator

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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Entity Name: Yeprem Satamian
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (626) 644-9625

Name: VIO'S JEWELRY MFG, INC
Address: 640 S HILL ST # 442
City,State,Zip: LOS ANGELES, CA 90014
Site ID: 169355
CERS ID: 10248577
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 169355
Site Name: VIO'S JEWELRY MFG, INC
Violation Date: 03-15-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-08-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by (GHADA BANDEIZ). EMAIL: VIOSJEWELRY@SBCGLOBAL.NET Observed the facility and inspected hazardous materials storage. Annual employee safety training records were maintained. The facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-15-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspection Report Documents uploaded to CERS were reviewed and field verified. The following is a list items that need to be corrected: 1. Thank you for providing your 2018 CERS submittal. 2. Your facility site map was not accepted. Please update facility site map with all pertinent information. A sample site map has been provided for your

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Elevation

MAP FINDINGS

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EDR ID Number
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SATCHI CREATIONS INC (Continued)

S107145812

review NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires business that store, uses or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA. To receive a Consolidated Permit you must satisfy the following requirement: **** Annual submission of a hazardous materials business plan to CERS by March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. For new CERS users, please follow the procedures below: 1. [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Affiliation:

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 640 S HILL ST STE 442
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90014
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: VIO'S JEWELRY MFG, INC
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Environmental Contact
Entity Name: GHADA BANDEK
Entity Title: Not reported
Affiliation Address: 640 S. HILL ST. # 442
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90014
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: GHADA BANDEK

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MAP FINDINGS

Site

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SATCHI CREATIONS INC (Continued)

S107145812

Entity Title: Not reported
Affiliation Address: 640 S HILL ST SU # 442
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90014
Affiliation Phone: (818) 551-1310

Affiliation Type Desc: Operator
Entity Name: GHADA BANDEK
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 891-1909

Name: GOLDTECH ASSAY LABORATORY
Address: 640 S HILL ST STE 258
City,State,Zip: LOS ANGELES, CA 90014
Site ID: 38355
CERS ID: 10258147
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 38355
Site Name: Goldtech Assay Laboratory
Violation Date: 04-08-2016
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 03/15/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38355
Site Name: Goldtech Assay Laboratory
Violation Date: 04-08-2016
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 03/15/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38355
Site Name: Goldtech Assay Laboratory
Violation Date: 03-15-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter

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MAP FINDINGS

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Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Violation Description: 6.95, Section(s) 25508(a)(1)
Failure to complete and electronically submit a site map with all required content.

Violation Notes: Not reported

Violation Division: Los Angeles City Fire Department

Violation Program: HMRRP

Violation Source: CERS

Site ID: 38355

Site Name: Goldtech Assay Laboratory

Violation Date: 04-08-2016

Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)

Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.

Violation Notes: Returned to compliance on 03/15/2018.

Violation Division: Los Angeles City Fire Department

Violation Program: HMRRP

Violation Source: CERS

Site ID: 38355

Site Name: Goldtech Assay Laboratory

Violation Date: 04-08-2016

Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1

Violation Description: Failure to provide a copy of the business plan to the owner or the owner's agent within five working days after receiving a request for a copy from the owner or the owner's agent.

Violation Notes: Returned to compliance on 03/15/2018.

Violation Division: Los Angeles City Fire Department

Violation Program: HMRRP

Violation Source: CERS

Site ID: 38355

Site Name: Goldtech Assay Laboratory

Violation Date: 04-08-2016

Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)

Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.

Violation Notes: Returned to compliance on 03/15/2018.

Violation Division: Los Angeles City Fire Department

Violation Program: HMRRP

Violation Source: CERS

Site ID: 38355

Site Name: Goldtech Assay Laboratory

Violation Date: 04-08-2016

Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)

Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Violation Notes: Returned to compliance on 03/15/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38355
Site Name: Goldtech Assay Laboratory
Violation Date: 04-08-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violation Notes: Returned to compliance on 03/15/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38355
Site Name: Goldtech Assay Laboratory
Violation Date: 04-08-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.

Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38355
Site Name: Goldtech Assay Laboratory
Violation Date: 04-08-2016
Citation: HSC 6.95 25508.1(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(f)
Violation Description: Failure to electronically update the business plan within 30 days of a substantial change.

Violation Notes: Returned to compliance on 03/15/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38355
Site Name: Goldtech Assay Laboratory
Violation Date: 04-08-2016
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.

Violation Notes: Returned to compliance on 03/15/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Site ID: 38355
Site Name: Goldtech Assay Laboratory
Violation Date: 04-08-2016
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: Returned to compliance on 03/15/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38355
Site Name: Goldtech Assay Laboratory
Violation Date: 04-08-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38355
Site Name: Goldtech Assay Laboratory
Violation Date: 04-08-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 03/15/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38355
Site Name: Goldtech Assay Laboratory
Violation Date: 03-15-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-15-2018
Violations Found: Yes

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Eval Type: Routine done by local agency
Eval Notes: Inspection Report Documents uploaded to CERS were reviewed and field verified. The following is a list items that need to be corrected: 1 Thank you for providing your 2018 CERS submittal. 2. Items were missing on your site map. A sample site map has been provided for you review. 3. Please update your hazardous materials inventory per the new federal requirements. An attachment has been provided detailing these new requirements. NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires business that store, uses or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA. To receive a Consolidated Permit you must satisfy the following requirement: **** Annual submission of a hazardous materials business plan to CERS by March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-08-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by (HUNG NGUYEN - TECH). Observed the facility and inspected hazardous materials storage. Annual employee safety training records were not maintained. Facility has also not electronically disclosed the onsite hazardous materials inventory or submitted a business emergency plan in California Environmental Reporting System (CERS). Please go to <https://cersbusiness2.calepa.ca.gov> to complete a chemical inventory disclosure and business emergency plan. The facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Document Preparer
Entity Name: JULIE NGUYEN
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: Julie Nguyen
Entity Title: Not reported
Affiliation Address: 640 S Hill St Ste 258
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90014
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 640 S Hill Street Ste 258
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90014
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Julie Nguyen
Entity Title: Manager
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: Goldtech Assay Laboratory
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 623-3091

Affiliation Type Desc: Parent Corporation
Entity Name: Goldtech Assay Laboratory
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: Newport Gold Exchange, Inc

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATCHI CREATIONS INC (Continued)

S107145812

Entity Title: Not reported
Affiliation Address: 650 S Hill Ste Ste 518A
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90014
Affiliation Phone: (213) 489-3848

235
WNW
1/4-1/2
0.494 mi.
2607 ft.

Relative:
Higher

Actual:
296 ft.

ARCO PARKING STRUCTURE
400 FLOWER ST S
LOS ANGELES, CA 90071

LUST
CERS HAZ WASTE
SWEEPS UST
CA FID UST
HAZNET
HIST CORTESE
HAZMAT
CERS

S101586515
N/A

LUST:

Name: ARCO PARKING STRUCTURE
Address: 400 FLOWER ST S
City,State,Zip: LOS ANGELES, CA 90071
Lead Agency: LOS ANGELES, CITY OF
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603701234
Global Id: T0603701234
Latitude: 34.052674
Longitude: -118.2547834
Status: Completed - Case Closed
Status Date: 05/01/2003
Case Worker: EL
RB Case Number: 900710034
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

LUST:

Global Id: T0603701234
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603701234
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARCO PARKING STRUCTURE (Continued)

S101586515

LUST:

Global Id: T0603701234
Action Type: Other
Date: 02/04/1987
Action: Leak Stopped

Global Id: T0603701234
Action Type: Other
Date: 02/04/1987
Action: Leak Reported

Global Id: T0603701234
Action Type: Other
Date: 02/04/1987
Action: Leak Discovery

LUST:

Global Id: T0603701234
Status: Open - Case Begin Date
Status Date: 02/04/1987

Global Id: T0603701234
Status: Open - Site Assessment
Status Date: 02/04/1987

Global Id: T0603701234
Status: Completed - Case Closed
Status Date: 05/01/2003

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900710034
Status: Leak being confirmed
Substance: Waste Oil
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603701234
W Global ID: W0607701254
Staff: UNK
Local Agency: 19050
Cross Street: 5TH ST
Enforcement Type: Not reported
Date Leak Discovered: 2/4/1987
Date Leak First Reported: 2/4/1987
Date Leak Record Entered: 4/23/1987
Date Confirmation Began: 2/4/1987
Date Leak Stopped: 2/4/1987
Date Case Last Changed on Database: 8/10/1987
Date the Case was Closed: Not reported
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARCO PARKING STRUCTURE (Continued)

S101586515

Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: UNOCAL - JIM SCOTT
Well Name: Not reported
Approx. Dist To Production Well (ft): 2439.2347312715564438223653667
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: ARCO
RP Address: 444 S FLOWER ST, LOS ANGELES, CA 90017
Program: LUST
Lat/Long: 34.052674 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3901254-001GEN
Summary: Not reported

CERS HAZ WASTE:

Name: ARCO PLAZA(PARKING)
Address: 400 S FLOWER ST
City,State,Zip: LOS ANGELES, CA 90071
Site ID: 6740
CERS ID: 10245007
CERS Description: Hazardous Waste Generator

SWEEPS UST:

Name: ARCO PARKING STRUCTURE
Address: 400 S FLOWER ST
City: LOS ANGELES
Status: Not reported
Comp Number: 4510
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARCO PARKING STRUCTURE (Continued)

S101586515

Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:

Facility ID: 19053089
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 400 S FLOWER ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900710000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

HAZNET:

Name: COMMON WEALTH PARTNERS
Address: 400 S. FLOWER STREET
City,State,Zip: LOS ANGELES, CA 90071
Year: 2017
GEPaid: CAC002920908
Contact: MICHAEL BROOKS
Telephone: 2134859595
Mailing Name: Not reported
Mailing Address: 515 S. FLOWER ST., SUITE 3220
Mailing City,St,Zip: LOS ANGELES, CA 90071
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Tons: 1.84
CA Waste Code: 151-Asbestos containing waste
Method: H132-Landfill Or Surface Impoundment That Will Be Closed As Landfill(
To Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

HIST CORTESE:

edr_fname: ARCO PARKING STRUCTURE
edr_fadd1: 400 FLOWER
City,State,Zip: LOS ANGELES, CA 90071
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900710034

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARCO PARKING STRUCTURE (Continued)

S101586515

LOS ANGELES HM:

Name: DOWNTOWN AUTO CARE
Address: 400 S FLOWER ST
City,State,Zip: LOS ANGELES, CA 90071
Facility ID: FA0012576
Last Run Date: 06/01/2019
Status: ACTIVE

CERS:

Name: ARCO PLAZA(PARKING)
Address: 400 S FLOWER ST
City,State,Zip: LOS ANGELES, CA 90071
Site ID: 6740
CERS ID: 10245007
CERS Description: Chemical Storage Facilities

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-07-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: inspection conducted on 4-7-2017. Site use to have (2) 55 gallon containers of motor oil. site now uses smaller amounts (quart size) and is under the threshold for reporting inventory. Referral sent to DMU to inactivate
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-12-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: inactivated. Business is under the threshold for reportable items
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Coordinates:

Site ID: 6740
Facility Name: ARCO PLAZA(PARKING)
Env Int Type Code: HMBP
Program ID: 10245007
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.052150
Longitude: -118.254650

Affiliation:

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARCO PARKING STRUCTURE (Continued)

S101586515

Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Document Preparer
Entity Name: JongChoul Kim
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 527 W. Harvard Street #4
Affiliation City: Glendale
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91204
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: JOHN KIM
Entity Title: Not reported
Affiliation Address: 527 W. Harvard Street #4
Affiliation City: Glendale
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91204
Affiliation Phone: (213) 488-9196

Affiliation Type Desc: Operator
Entity Name: Downtown Auto Care
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (213) 488-9196

Affiliation Type Desc: Environmental Contact
Entity Name: JOHN KIM
Entity Title: Not reported
Affiliation Address: 527 W. Harvard Street #4
Affiliation City: Glendale
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91204
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: JongChoul Kim
Entity Title: Owner
Affiliation Address: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARCO PARKING STRUCTURE (Continued)

S101586515

Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: J C KIM CORP
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Property Owner
Entity Name: FSP-South Flower Street Assoc., LLC
Entity Title: Not reported
Affiliation Address: 515 South Flower Street Suite 3220
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90071
Affiliation Phone: (213) 485-9595

Name: ARCO PARKING STRUCTURE
Address: 400 FLOWER ST S
City,State,Zip: LOS ANGELES, CA 90071
Site ID: 245492
CERS ID: T0603701234
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AL236
WSW
1/4-1/2
0.498 mi.
2632 ft.

LOS ANGELES UNITED INVESTMENT CO.
650 S. HILL STREET #1010
LOS ANGELES, CA 90014

ENVIROSTOR S110494021
N/A

Site 3 of 3 in cluster AL

Relative:
Lower

ENVIROSTOR:

Actual:
263 ft.

Name: LOS ANGELES UNITED INVESTMENT CO.
Address: 650 S. HILL STREET #1010
City,State,Zip: LOS ANGELES, CA 90014
Facility ID: 71003114
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: Not reported
Senate: Not reported
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.04594
Longitude: -118.2539
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD982522344
Alias Type: EPA Identification Number
Alias Name: 110009547598
Alias Type: EPA (FRS #)
Alias Name: 71003114
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

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

237
 SW
 1/2-1
 0.545 mi.
 2876 ft.

UNITED BUILDING ASSOCIATES
707 S BROADWAY #411
LOS ANGELES, CA 90014

ENVIROSTOR S110494422
N/A

Relative:
Lower
Actual:
258 ft.

ENVIROSTOR:
 Name: UNITED BUILDING ASSOCIATES
 Address: 707 S BROADWAY #411
 City,State,Zip: LOS ANGELES, CA 90014
 Facility ID: 71003260
 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: Not reported
 Senate: Not reported
 Special Program: Not reported
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: Not reported
 Latitude: 34.04520
 Longitude: -118.2537
 APN: NONE SPECIFIED
 Past Use: NONE SPECIFIED
 Potential COC: NONE SPECIFIED
 Confirmed COC: NONE SPECIFIED
 Potential Description: NONE SPECIFIED
 Alias Name: CAL000059257
 Alias Type: EPA Identification Number
 Alias Name: 71003260
 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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

238
WSW
1/2-1
0.551 mi.
2907 ft.

JEWELRY DESIGN CENTER
404 W. 7TH STREET #221
LOS ANGELES, CA 90014

ENVIROSTOR **S110493956**
N/A

Relative:
Lower
Actual:
262 ft.

ENVIROSTOR:
Name: JEWELRY DESIGN CENTER
Address: 404 W. 7TH STREET #221
City,State,Zip: LOS ANGELES, CA 90014
Facility ID: 71003145
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: Not reported
Senate: Not reported
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.04596
Longitude: -118.2548
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD983615139
Alias Type: EPA Identification Number
Alias Name: 110009549140
Alias Type: EPA (FRS #)
Alias Name: 71003145
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

239
NNW
1/2-1
0.700 mi.
3695 ft.

BELMONT LEARNING CENTER
1ST STREET/BEAUDRY
LOS ANGELES, CA 90012

ENVIROSTOR S118756565
SCH N/A

Relative:
Higher

Actual:
343 ft.

ENVIROSTOR:
Name: BELMONT LEARNING CENTER
Address: 1ST STREET/BEAUDRY
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 19820013
Status: No Action Required
Status Date: 09/04/2003
Site Code: 300728
Site Type: School Investigation
Site Type Detailed: School
Acres: 39
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 51
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05903
Longitude: -118.2532
APN: NONE SPECIFIED
Past Use: * EDUCATIONAL SERVICES, FUEL - VEHICLE STORAGE/ REFUELING, OIL FIELD, RESIDENTIAL AREA, VEHICLE MAINTENANCE
Potential COC: * UNSPECIFIED OIL CONTAINING WASTE Methane Benzo[a]pyrene TPH-diesel Hydrogen sulfide Benzene
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL, SV
Alias Name: BELMONT LEARNING CENTER
Alias Type: Alternate Name
Alias Name: BELMONT LEARNING CENTER
Alias Type: Alternate Name
Alias Name: BELMONT LEARNING COMPLEX
Alias Type: Alternate Name
Alias Name: LAUSD BELMONT LEARNING CENTER
Alias Type: Alternate Name
Alias Name: VISTA HERMOSA
Alias Type: Alternate Name
Alias Name: 300728
Alias Type: Project Code (Site Code)
Alias Name: 19820013
Alias Type: Envirostor ID Number
Alias Name: 60000001
Alias Type: Envirostor ID Number
Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 01/21/2003

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELMONT LEARNING CENTER (Continued)

S118756565

Comments: accepted

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 05/01/2003
Comments: accepted

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 08/29/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 10/29/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/21/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 09/05/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 09/04/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 02/25/1999
Comments: Sent fully executed agreement to district

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELMONT LEARNING CENTER (Continued)

S118756565

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: BELMONT LEARNING CENTER
Address: 1ST STREET/BEAUDRY
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 19820013
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 39
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 300728
Assembly: 51
Senate: 24
Special Program Status: Not reported
Status: No Action Required
Status Date: 09/04/2003
Restricted Use: NO
Funding: School District
Latitude: 34.05903
Longitude: -118.2532
APN: NONE SPECIFIED
Past Use: * EDUCATIONAL SERVICES, FUEL - VEHICLE STORAGE/ REFUELING, OIL FIELD, RESIDENTIAL AREA, VEHICLE MAINTENANCE
Potential COC: * UNSPECIFIED OIL CONTAINING WASTE, Methane, Benzo[a]pyrene, TPH-diesel, Hydrogen sulfide, Benzene
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL, SV
Alias Name: BELMONT LEARNING CENTER
Alias Type: Alternate Name
Alias Name: BELMONT LEARNING CENTER
Alias Type: Alternate Name
Alias Name: BELMONT LEARNING COMPLEX
Alias Type: Alternate Name
Alias Name: LAUSD BELMONT LEARNING CENTER
Alias Type: Alternate Name
Alias Name: VISTA HERMOSA
Alias Type: Alternate Name
Alias Name: 300728
Alias Type: Project Code (Site Code)
Alias Name: 19820013
Alias Type: Envirostor ID Number
Alias Name: 60000001
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELMONT LEARNING CENTER (Continued)

S118756565

Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 01/21/2003
Comments: accepted

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 05/01/2003
Comments: accepted

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 08/29/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 10/29/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/21/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 09/05/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 09/04/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 02/25/1999
Comments: Sent fully executed agreement to district

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELMONT LEARNING CENTER (Continued)

S118756565

Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

240
South
1/2-1
0.746 mi.
3937 ft.

ACE PLATING CO., INC.
719 TOWNE AVENUE
LOS ANGELES, CA 90021

ENVIROSTOR
CPS-SLIC
CHMIRS
CERS

S105632824
N/A

Relative:
Lower
Actual:
250 ft.

ENVIROSTOR:
Name: ACE PLATING CO., INC.
Address: 719 TOWNE AVENUE
City,State,Zip: LOS ANGELES, CA 90021
Facility ID: 71002245
Status: Inactive - Needs Evaluation
Status Date: 05/09/2012
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: 0
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Chatsworth
Assembly: 53
Senate: 30
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.03924
Longitude: -118.2459
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD008514648
Alias Type: EPA Identification Number
Alias Name: 71002245
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ACE PLATING CO., INC. (Continued)

S105632824

Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

CPS-SLIC:

Name: FORMER ACE PLATING
Address: 719 TOWNE AVENUE
City,State,Zip: LOS ANGELES, CA 90021
Region: STATE
Facility Status: Open - Site Assessment
Status Date: 06/06/2013
Global Id: T10000004814
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.0392409
Longitude: -118.245909
Case Type: Cleanup Program Site
Case Worker: RV
Local Agency: Not reported
RB Case Number: 1290
File Location: Regional Board
Potential Media Affected: Aquifer used for drinking water supply, Contaminated Surface / Structure, Soil, Soil Vapor
Potential Contaminants of Concern: Tetrachloroethylene (PCE), Trichloroethylene (TCE), Chromium, Chromium VI

Site History: Plating operations started in the mid-1910s in the southwestern portion of the Site until 2005. Ace Plating owned and conducted plating related operations on the 11 contiguous parcels, specifically electrochemical coating of metal parts. Numerous assessments conducted at the site indicate that the soil is impacted with VOCs and metals. The soil vapor has been sampled throughout the Site with tetrachloroethene (PCE) concentrations at 5 feet below ground surface (bgs) ranging from 7.9 micrograms per liter (a%g/L) to 87 a%g/L. The soil vapor data is limited at depths greater than 30 feet bgs. At 60 feet bgs and below, PCE concentrations range from 39 a%g/L below the Assembly Room to 127 a%g/L offsite on Crocker Street. The lateral extent of shallow PCE greater than 12 a%g/L is only defined on the east side. The source of the PCE is unknown but slightly higher concentrations exist in the central portions of the Plating Rooms. Chromium concentrations ranged from 1.5 mg/kg to 4,300 mg/kg for total chromium and from 0.92 to 840 mg/kg for hexavalent chromium. The maximum concentrations were both collected from SSVW-2 at 1 foot bgs located in the alley between the Crocker Street and Towne Avenue buildings and is adjacent to the location of the former chromium tanks. Outside of the area impacted by the former chromium tanks, the maximum chromium concentration is 4200 mg/kg for total chromium and 94 mg/kg for hexavalent chromium at MW-1. Degreasers that contained PCE were utilized in Plating Rooms 1 and 2 from 1993 to 2001. The maximum PCE concentration is 0.150 mg/kg and was sampled 4 feet deep in the vicinity of the former nickel dip tank in Plating Room 2. Two groundwater monitoring wells have been installed. Hexavalent chromium was not detected above the laboratory detection limits in any of the groundwater samples collected. Tetrachloroethylene (PCE) and 1,1-dichloroethene are the only VOC detected in groundwater, with the maximum concentration detected in MW-3 at a concentration of 33 ug/L and 2.7 ug/L, respectively.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ACE PLATING CO., INC. (Continued)

S105632824

[Click here to access the California GeoTracker records for this facility:](#)

CHMIRS:

Name:	Not reported
Address:	719 SO TOWNE
City,State,Zip:	LOS ANGELES, CA
OES Incident Number:	351
OES notification:	Not reported
OES Date:	11/23/1994
OES Time:	06:35:17 AM
Date Completed:	Not reported
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	YES
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	discharger/county health
Containment:	Not reported
What Happened:	Not reported
Type:	CHEMICAL
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	1994
Agency:	la cy fd
Incident Date:	11/23/94 0400
Admin Agency:	Not reported
Amount:	150 gal
Contained:	NO
Site Type:	Not reported
E Date:	Not reported
Substance:	stripping compound "B -9 nickel iron stripper"
Unknown:	Not reported
Substance #2:	Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ACE PLATING CO., INC. (Continued)

S105632824

Substance #3: Not reported
 Evacuations: NO
 Number of Injuries: NO
 Number of Fatalities: NO
 #1 Pipeline: Not reported
 #2 Pipeline: Not reported
 #3 Pipeline: Not reported
 #1 Vessel >= 300 Tons: Not reported
 #2 Vessel >= 300 Tons: Not reported
 #3 Vessel >= 300 Tons: Not reported
 Evacs: Not reported
 Injuries: Not reported
 Fatafs: Not reported
 Comments: Not reported
 Description: heater in tank left on overnight - substance became overheated and meltetank causing small fire. drained into containment area -

CERS:

Name: FORMER ACE PLATING
 Address: 719 TOWNE AVENUE
 City,State,Zip: LOS ANGELES, CA 90021
 Site ID: 244714
 CERS ID: T10000004814
 CERS Description: Cleanup Program Site

Affiliation:

Affiliation Type Desc: Regional Board Caseworker
 Entity Name: RYAN VITUG - LOS ANGELES RWQCB (REGION 4)
 Entity Title: Not reported
 Affiliation Address: 320 West 4th St.
 Affiliation City: LOS ANGELES
 Affiliation State: CA
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: 2135766663

241
 NW
 1/2-1
 0.760 mi.
 4015 ft.

VISTA HERMOSA
1101 W. 1ST STREET
LOS ANGELES, CA 90012

ENVIROSTOR S107737580
SCH N/A
CERS

Relative:
Higher
Actual:
336 ft.

ENVIROSTOR:
 Name: VISTA HERMOSA
 Address: 1101 W. 1ST STREET
 City,State,Zip: LOS ANGELES, CA 90012
 Facility ID: 60000001
 Status: Certified / Operation & Maintenance
 Status Date: 10/26/2010
 Site Code: 304420
 Site Type: School Cleanup
 Site Type Detailed: School
 Acres: 35
 NPL: NO
 Regulatory Agencies: SMBRP
 Lead Agency: SMBRP

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISTA HERMOSA (Continued)

S107737580

Program Manager: Johnson Abraham
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 51
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05937
Longitude: -118.2542
APN: NONE SPECIFIED
Past Use: FUEL - VEHICLE STORAGE/ REFUELING, MANUFACTURING - PETROLEUM, SCHOOL - OTHER

Potential COC: Benzene Methane Hydrogen sulfide TPH-diesel Benzo[a]pyrene
Confirmed COC: Methane Hydrogen sulfide
Potential Description: SV, IA

Alias Name: Belmont Learning Center
Alias Type: Alternate Name
Alias Name: Belmont Learning Complex
Alias Type: Alternate Name
Alias Name: Central Los Angeles High School #11
Alias Type: Alternate Name
Alias Name: E.R. Roybal Learning Center
Alias Type: Alternate Name
Alias Name: LAUSD-VISTA HERMOSA
Alias Type: Alternate Name
Alias Name: Vista Hermosa
Alias Type: Alternate Name
Alias Name: Vista Hermosa Park
Alias Type: Alternate Name
Alias Name: 110033614337
Alias Type: EPA (FRS #)
Alias Name: 300728
Alias Type: Project Code (Site Code)
Alias Name: 304420
Alias Type: Project Code (Site Code)
Alias Name: 19820013
Alias Type: Envirostor ID Number
Alias Name: 60000001
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 04/13/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 11/16/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISTA HERMOSA (Continued)

S107737580

Completed Date: 02/01/2006
Comments: First Quarter 2005 Groundwater monitoring report for OU2.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 02/07/2006
Comments: Remedial Design Document was approved pending minor revisions in accordance with the comments provided in the DTSC approval letter. Construction of school scheduled to begin in late Feb. 2006.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 09/29/2003
Comments: New RI/FS for Vista Hermosa was submitted to DTSC on 9/29/03.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 08/29/2002
Comments: Fieldwork on 8/22/02

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 10/29/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 4.15 Request
Completed Date: 05/10/2005
Comments: Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 05/06/2008
Comments: Vista Hermosa Park RACR approved on 5/6/08

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 07/18/2008
Comments: Proposed Central Los Angeles HS #11 RACR approved on 7/18/2008.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 07/18/2008
Comments: site approved for occupancy on 7/17/2008

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/06/2018

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISTA HERMOSA (Continued)

S107737580

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/23/2018
Comments: DTSC conditionally approved the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 06/20/2019
Comments: DTSC conditionally approved the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/10/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/12/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 04/13/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 06/10/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 01/04/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 03/10/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 02/27/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISTA HERMOSA (Continued)

S107737580

Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 12/11/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 09/16/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 12/05/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/21/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 09/04/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 09/05/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/31/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 12/06/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Public Participation
Completed Date: 04/21/2004

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISTA HERMOSA (Continued)

S107737580

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Environmental Impact Report
Completed Date: 03/25/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Public Participation
Completed Date: 01/19/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/22/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Public Participation
Completed Date: 11/13/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 08/22/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 08/28/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 02/06/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 10/11/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 08/07/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISTA HERMOSA (Continued)

S107737580

Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 12/21/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/31/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 11/07/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/26/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/02/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/20/2010
Comments: DTSC approved the O&M report provided DTSC comments are incorporated in future field work/reports

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/21/2010
Comments: DTSC approved the O&M report provided DTSC comments are incorporated in future field work/reports

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/17/2010
Comments: DTSC approved the O&M report provided DTSC comments are incorporated in future field work/reports

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/08/2011
Comments: DTSC approved the O&M report provided DTSC comments are incorporated in future field work/reports

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISTA HERMOSA (Continued)

S107737580

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/12/2012
Comments: DTSC approved the O&M report provided DTSC comments are incorporated in future field work/reports

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/23/2009
Comments: Historical O&M report uploaded

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/11/2009
Comments: Historical O&M report uploaded

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/04/2009
Comments: Historical O&M report uploaded

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/29/2008
Comments: Historical O&M report uploaded

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/31/2008
Comments: Historical O&M report uploaded

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/21/2008
Comments: Historical O&M report uploaded

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/19/2008
Comments: Historical O&M report uploaded

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/26/2009
Comments: Historical O&M report uploaded

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISTA HERMOSA (Continued)

S107737580

Completed Document Type: Operations and Maintenance Report
Completed Date: 02/27/2009
Comments: Historical O&M report uploaded

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/24/2011
Comments: DTSC approved the O&M report provided DTSC comments are incorporated in future field work/reports.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 10/26/2011
Comments: DTSC approved the methane mitigation system design at the new Emergency Operation Center building.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 08/10/2011
Comments: DTSC approved the O&M report provided DTSC comments are incorporated in future field work/reports

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/07/2012
Comments: DTSC approved the O&M report provided DTSC comments are addressed during future field work/reports

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 08/16/2012
Comments: DTSC approved the O&M report provided DTSC comments are addressed in future reports

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 02/25/2014
Comments: DTSC approved the report with comments

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/27/2012
Comments: DTSC approved the report provide comments are addressed in future fieldwork/reports

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/03/2013
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISTA HERMOSA (Continued)

S107737580

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 08/29/2013
Comments: DTSC approval of baseline testing for EOC

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/15/2014
Comments: DTSC approved the report provided DTSC comments are addressed in the field/future reports

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 07/16/2014
Comments: DTSC approved the workplan provided reporting requirements are incorporated into the site monitoring plan

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/18/2014
Comments: DTSC approved the revised oil well abandonment workplan

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/29/2015
Comments: DTSC approved the O&M report provided DTSC comments are addressed in future reports

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/06/2015
Comments: Concurred with the comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/26/2015
Comments: DTSC submitted comments electronically on the report

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/04/2015
Comments: Concurred with the Report with a comment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/11/2015
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISTA HERMOSA (Continued)

S107737580

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/04/2016
Comments: Concurred with the Report

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/24/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/07/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/30/2018
Comments: DTSC approved the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/09/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/27/2017
Comments: Concurred with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/20/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/20/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/09/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISTA HERMOSA (Continued)

S107737580

Completed Date: 10/26/2010
Comments: DTSC certified that the response action according to the DTSC-approved RAP is complete. Operation and maintenance is required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 07/08/2008
Comments: DTSC executed an O&M agreement for ongoing monitoring at the Vista Hermosa and Roybal site

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 02/22/1999
Comments: Rec'd signed agreement and sent fully executed agreement to district

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/08/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/22/2015
Comments: Annual Cost Estimate emailed and mailed to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/15/2016
Comments: Annual Cost Estimates Letter, dated 9/15/16, sent to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/09/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/09/2018
Comments: FY 18/19 Estimate: \$18,024

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/30/2017
Comments: Annual cost estimate letter sent to District.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2020

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VISTA HERMOSA (Continued)

S107737580

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2020
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2020
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2025
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 04/15/2020
Schedule Revised Date: Not reported

SCH:

Name: VISTA HERMOSA
Address: 1101 W. 1ST STREET
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 60000001
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 35
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Johnson Abraham
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304420
Assembly: 51
Senate: 24
Special Program Status: Not reported
Status: Certified / Operation & Maintenance
Status Date: 10/26/2010
Restricted Use: NO
Funding: School District
Latitude: 34.05937
Longitude: -118.2542
APN: NONE SPECIFIED
Past Use: FUEL - VEHICLE STORAGE/ REFUELING, MANUFACTURING - PETROLEUM, SCHOOL - OTHER
Potential COC: Benzene, Methane, Hydrogen sulfide, TPH-diesel, Benzo[a]pyrene

CERS:

Name: VISTA HERMOSA
Address: 1101 W. 1ST STREET
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 344614
CERS ID: 60000001
CERS Description: School Cleanup

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

VISTA HERMOSA (Continued)

S107737580

Affiliation:

Affiliation Type Desc: Supervisor
 Entity Name: SHAHIR HADDAD
 Entity Title: Not reported
 Affiliation Address: Not reported
 Affiliation City: Not reported
 Affiliation State: Not reported
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: Not reported

Affiliation Type Desc: Lead Project Manager
 Entity Name: JOHNSON ABRAHAM
 Entity Title: Not reported
 Affiliation Address: Not reported
 Affiliation City: CYPRESS
 Affiliation State: CA
 Affiliation Country: Not reported
 Affiliation Zip: Not reported
 Affiliation Phone: Not reported

AM242
East
1/2-1
0.800 mi.
4225 ft.

SO CAL GAS/ALISO SECTOR C, BLOCK O
SOUTHWEST CORNER OF DUCOMMUN AND CENTER STREETS
LOS ANGELES, CA 90012

ENVIROSTOR
VCP

S107737357
N/A

Site 1 of 3 in cluster AM

Relative:
Lower
Actual:
272 ft.

ENVIROSTOR:

Name: SO CAL GAS/ALISO SECTOR C, BLOCK O
 Address: SOUTHWEST CORNER OF DUCOMMUN AND CENTER STREETS
 City,State,Zip: LOS ANGELES, CA 90012
 Facility ID: 60000169
 Status: Active
 Status Date: 01/19/2001
 Site Code: 300885
 Site Type: Voluntary Cleanup
 Site Type Detailed: Voluntary Cleanup
 Acres: 1.5
 NPL: NO
 Regulatory Agencies: SMBRP
 Lead Agency: SMBRP
 Program Manager: Chand Sultana
 Supervisor: Allan Plaza
 Division Branch: Cleanup Chatsworth
 Assembly: 53
 Senate: 24
 Special Program: Voluntary Cleanup Program
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: Responsible Party
 Latitude: 34.05138
 Longitude: -118.2323
 APN: 5173-016-008, 5173016008
 Past Use: MANUFACTURED GAS PLANT
 Potential COC: Benzene Lead Polynuclear aromatic hydrocarbons (PAHs TPH-diesel
 TPH-gas 1,3-Butadiene Hexachlorobutadiene Styrene Toluene Xylenes Zinc

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK O (Continued)

S107737357

Confirmed COC: Not reported
30525-NO 30550-NO 30019-NO 30024-NO 30025-NO 30100-NO 30312-NO
30003-NO 30013-NO 30593-NO 30594-NO

Potential Description: OTH, SOIL

Alias Name: Aliso Sector C, Block O
Alias Type: Alternate Name
Alias Name: 5173-016-008
Alias Type: APN
Alias Name: 5173016008
Alias Type: APN
Alias Name: 110033609450
Alias Type: EPA (FRS #)
Alias Name: 300885
Alias Type: Project Code (Site Code)
Alias Name: 60000169
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/19/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 03/19/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 03/04/2002
Comments: Remedial Investigation Master Work Plan approved.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Land Use Restriction
Future Due Date: 2021
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:

Name: SO CAL GAS/ALISO SECTOR C, BLOCK O
Address: SOUTHWEST CORNER OF DUCOMMUN AND CENTER STREETS
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 60000169
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK O (Continued)

S107737357

Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Site Code: 300885
Assembly: 53
Senate: 24
Special Programs Code: Voluntary Cleanup Program
Status: Active
Status Date: 01/19/2001
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.05138 / -118.2323
APN: 5173-016-008, 5173016008
Past Use: MANUFACTURED GAS PLANT
Potential COC: 30003, 30013, 30019, 30024, 30025, 30100, 30312, 30525, 30550, 30593, 30594
Confirmed COC: 30525-NO,30550-NO,30019-NO,30024-NO,30025-NO,30100-NO,30312-NO, 30003-NO,30013-NO,30593-NO,30594-NO,,
Potential Description: OTH, SOIL
Alias Name: Aliso Sector C, Block O
Alias Type: Alternate Name
Alias Name: 5173-016-008
Alias Type: APN
Alias Name: 5173016008
Alias Type: APN
Alias Name: 110033609450
Alias Type: EPA (FRS #)
Alias Name: 300885
Alias Type: Project Code (Site Code)
Alias Name: 60000169
Alias Type: Envirostor ID Number
Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/19/2001
Comments: Not reported
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 03/19/2008
Comments: Not reported
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 03/04/2002
Comments: Remedial Investigation Master Work Plan approved.
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Land Use Restriction
Future Due Date: 2021
Schedule Area Name: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK O (Continued)

S107737357

Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

AM243
East
1/2-1
0.802 mi.
4237 ft.

SO CAL GAS/ALISO C MGP
CENTER ST @ COMMERCIAL, DUCOMMUN AND JACKSON
LOS ANGELES, CA 90012

EDR MGP 1008407705
N/A

Site 2 of 3 in cluster AM

Relative:
Lower
Actual:
272 ft.

Manufactured Gas Plants:

The former Aliso Street manufactured Gas Plant covered approximately 52 acres in downtown Los Angeles. The site is being investigated as 5 sectors and an overall groundwater unit. The "C" sector consists of 16.4 acres south of the Hollywood (101) Freeway, bisected by Center Street and bounded by Commercial, Ducommun and Jackson Streets. Sector C is further subdivided into Blocks G, K, L, N, O, Q, and R. Contaminants suspected include petroleum hydrocarbons, volatile organic compounds, cyanide, polycyclic aromatic hydrocarbons and heavy metals

244
East
1/2-1
0.827 mi.
4368 ft.

METRO/ADCO/ATLAS
200 CENTER STREET
LOS ANGELES, CA 90012

ENVIROSTOR S121263889
VCP N/A

Relative:
Lower
Actual:
268 ft.

ENVIROSTOR:

Name: METRO/ADCO/ATLAS
 Address: 200 CENTER STREET
 City, State, Zip: LOS ANGELES, CA 90012
 Facility ID: 60002558
 Status: Active
 Status Date: 09/29/2017
 Site Code: 301800
 Site Type: Voluntary Cleanup
 Site Type Detailed: Voluntary Cleanup
 Acres: 3.5
 NPL: NO
 Regulatory Agencies: SMBRP
 Lead Agency: SMBRP
 Program Manager: Jessy Fierro
 Supervisor: Allan Plaza
 Division Branch: Cleanup Chatsworth
 Assembly: , 53
 Senate: , 24
 Special Program: CLRRRA Liability Immunity (AB 389)
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: Responsible Party
 Latitude: 34.04963
 Longitude: -118.2313
 APN: 5173022001, 5173022002, 5173022004, 5173022005
 Past Use: NONE SPECIFIED
 Potential COC: NONE SPECIFIED
 Confirmed COC: NONE SPECIFIED
 Potential Description: NONE SPECIFIED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METRO/ADCO/ATLAS (Continued)

S121263889

Alias Name: 5173022001
Alias Type: APN
Alias Name: 5173022002
Alias Type: APN
Alias Name: 5173022004
Alias Type: APN
Alias Name: 5173022005
Alias Type: APN
Alias Name: 301800
Alias Type: Project Code (Site Code)
Alias Name: 60002558
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 09/19/2017
Comments: Phase I/All Appropriate Inquiries submitted by MTA and accepted by DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 08/14/2018
Comments: DTSC reviewed the Phase II Report and based on the contaminants in the soil, DTSC recommends a Removal Action Workplan or Remedial Action Plan be prepared.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 05/15/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Consultative Service Agreement
Completed Date: 12/31/2018
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Site Characterization Report
Schedule Due Date: 05/30/2020
Schedule Revised Date: Not reported

VCP:

Name: METRO/ADCO/ATLAS
Address: 200 CENTER STREET
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 60002558
Site Type: Voluntary Cleanup

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METRO/ADCO/ATLAS (Continued)

S121263889

Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 3.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Jessy Fierro
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Site Code: 301800
Assembly: , 53
Senate: , 24
Special Programs Code: CLRRRA Liability Immunity (AB 389)
Status: Active
Status Date: 09/29/2017
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.04963 / -118.2313
APN: 5173022001, 5173022002, 5173022004, 5173022005
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 5173022001
Alias Type: APN
Alias Name: 5173022002
Alias Type: APN
Alias Name: 5173022004
Alias Type: APN
Alias Name: 5173022005
Alias Type: APN
Alias Name: 301800
Alias Type: Project Code (Site Code)
Alias Name: 60002558
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 09/19/2017
Comments: Phase I/All Appropriate Inquiries submitted by MTA and accepted by DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 08/14/2018
Comments: DTSC reviewed the Phase II Report and based on the contaminants in the soil, DTSC recommends a Removal Action Workplan or Remedial Action Plan be prepared.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 05/15/2019
Comments: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

METRO/ADCO/ATLAS (Continued)

S121263889

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Consultative Service Agreement
 Completed Date: 12/31/2018
 Comments: Not reported

Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: PROJECT WIDE
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Site Characterization Report
 Schedule Due Date: 05/30/2020
 Schedule Revised Date: Not reported

AN245
ENE
1/2-1
0.832 mi.
4395 ft.

SO CAL GAS/ALISO SECTOR C, BLOCK G
NORTHWEST CORNER OF COMMERCIAL AND CENTER STREETS
LOS ANGELES, CA 90012

ENVIROSTOR **S107737354**
VCP **N/A**

Site 1 of 3 in cluster AN

Relative:
Lower
Actual:
274 ft.

ENVIROSTOR:
 Name: SO CAL GAS/ALISO SECTOR C, BLOCK G
 Address: NORTHWEST CORNER OF COMMERCIAL AND CENTER STREETS
 City,State,Zip: LOS ANGELES, CA 90012
 Facility ID: 60000173
 Status: Active
 Status Date: 01/19/2001
 Site Code: 300885
 Site Type: Voluntary Cleanup
 Site Type Detailed: Voluntary Cleanup
 Acres: 1.5
 NPL: NO
 Regulatory Agencies: SMBRP
 Lead Agency: SMBRP
 Program Manager: Chand Sultana
 Supervisor: Allan Plaza
 Division Branch: Cleanup Chatsworth
 Assembly: 53
 Senate: 24
 Special Program: Voluntary Cleanup Program
 Restricted Use: YES
 Site Mgmt Req: NONE SPECIFIED
 Funding: Responsible Party
 Latitude: 34.05315
 Longitude: -118.2321
 APN: NONE SPECIFIED
 Past Use: MANUFACTURED GAS PLANT
 Potential COC: Benzene Lead Polynuclear aromatic hydrocarbons (PAHs TPH-diesel
 TPH-gas 1,3-Butadiene Hexachlorobutadiene Styrene Toluene Xylenes Zinc
 Not reported
 Confirmed COC: NONE SPECIFIED
 Potential Description: OTH, SOIL
 Alias Name: 110033609423
 Alias Type: EPA (FRS #)
 Alias Name: 300885
 Alias Type: Project Code (Site Code)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK G (Continued)

S107737354

Alias Name: 60000173
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 01/20/2005
Comments: Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/19/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 01/20/2005
Comments: Block G - DTSC approved the RI dated 11 Nov 04. Public Participation activities were completed for Sector C, Block G of the former Aliso Street MGP site. Activities included a community profile, notices, fact sheets during the course of the investigation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 03/04/2002
Comments: Remedial Investigation Master Work Plan approved.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2022
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2020
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:

Name: SO CAL GAS/ALISO SECTOR C, BLOCK G
Address: NORTHWEST CORNER OF COMMERCIAL AND CENTER STREETS
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 60000173
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK G (Continued)

S107737354

Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Site Code: 300885
Assembly: 53
Senate: 24
Special Programs Code: Voluntary Cleanup Program
Status: Active
Status Date: 01/19/2001
Restricted Use: YES
Funding: Responsible Party
Lat/Long: 34.05315 / -118.2321
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: 30003, 30013, 30019, 30024, 30025, 30100, 30312, 30525, 30550, 30593, 30594
Confirmed COC: NONE SPECIFIED
Potential Description: OTH, SOIL
Alias Name: 110033609423
Alias Type: EPA (FRS #)
Alias Name: 300885
Alias Type: Project Code (Site Code)
Alias Name: 60000173
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 01/20/2005
Comments: Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/19/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 01/20/2005
Comments: Block G - DTSC approved the RI dated 11 Nov 04. Public Participation activities were completed for Sector C, Block G of the former Aliso Street MGP site. Activities included a community profile, notices, fact sheets during the course of the investigation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 03/04/2002
Comments: Remedial Investigation Master Work Plan approved.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2022

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK G (Continued)

S107737354

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2020
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

AO246
East
1/2-1
0.837 mi.
4417 ft.

SO CAL GAS/ALISO SECTOR C, BLOCKS Q&R
SOUTHEAST AND SOUTHWEST CORNERS OF JACKSON AND CENTER STREET
LOS ANGELES, CA 90012

ENVIROSTOR
VCP

S107737358
N/A

Site 1 of 2 in cluster AO

Relative:
Lower
Actual:
270 ft.

ENVIROSTOR:
Name: SO CAL GAS/ALISO SECTOR C, BLOCKS Q&R
Address: SOUTHEAST AND SOUTHWEST CORNERS OF JACKSON AND CENTER STREETS
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 60000172
Status: Active
Status Date: 07/15/2010
Site Code: 300999
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 2
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Assembly: 53
Senate: 24
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.05056
Longitude: -118.2316
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: Benzene Lead Polynuclear aromatic hydrocarbons (PAHs 1,3-Butadiene Hexachlorobutadiene Styrene Toluene Xylenes Zinc
Confirmed COC: 30525-NO 30550-NO 30019-NO 30100-NO 30312-NO 30003-NO 30013-NO 30593-NO 30594-NO
Potential Description: OTH, SOIL
Alias Name: 110033609469
Alias Type: EPA (FRS #)
Alias Name: 300999
Alias Type: Project Code (Site Code)
Alias Name: 60000172
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCKS Q&R (Continued)

S107737358

Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/03/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 09/24/2001
Comments: Work Plan is satisfactory.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 01/27/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 03/06/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 04/26/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 02/25/2014
Comments: DTSC comments are addressed and report approved with deed restriction.
Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Workplan
Completed Date: 11/13/2018
Comments: DTSC reviewed the Plan and has no comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 12/28/2018
Comments: completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 05/30/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/28/2018

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCKS Q&R (Continued)

S107737358

Comments:	Cost Estimated
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

VCP:

Name:	SO CAL GAS/ALISO SECTOR C, BLOCKS Q&R
Address:	SOUTHEAST AND SOUTHWEST CORNERS OF JACKSON AND CENTER STREETS
City,State,Zip:	LOS ANGELES, CA 90012
Facility ID:	60000172
Site Type:	Voluntary Cleanup
Site Type Detail:	Voluntary Cleanup
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	2
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Chand Sultana
Supervisor:	Allan Plaza
Division Branch:	Cleanup Chatsworth
Site Code:	300999
Assembly:	53
Senate:	24
Special Programs Code:	Voluntary Cleanup Program
Status:	Active
Status Date:	07/15/2010
Restricted Use:	NO
Funding:	Responsible Party
Lat/Long:	34.05056 / -118.2316
APN:	NONE SPECIFIED
Past Use:	MANUFACTURED GAS PLANT
Potential COC:	30003, 30013, 30019, 30100, 30312, 30525, 30550, 30593, 30594
Confirmed COC:	30525-NO,30550-NO,30019-NO,30100-NO,30312-NO,30003-NO,30013-NO, 30593-NO,30594-NO
Potential Description:	OTH, SOIL
Alias Name:	110033609469
Alias Type:	EPA (FRS #)
Alias Name:	300999
Alias Type:	Project Code (Site Code)
Alias Name:	60000172
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	01/03/2001
Comments:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCKS Q&R (Continued)

S107737358

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 09/24/2001
Comments: Work Plan is satisfactory.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 01/27/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 03/06/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 04/26/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 02/25/2014
Comments: DTSC comments are addressed and report approved with deed restriction.
Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Workplan
Completed Date: 11/13/2018
Comments: DTSC reviewed the Plan and has no comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 12/28/2018
Comments: completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 05/30/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/28/2018
Comments: Cost Estimated

Future Area Name: Not reported
Future Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCKS Q&R (Continued)

S107737358

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

**AN247
ENE
1/2-1
0.844 mi.
4456 ft.**

**SO CAL GAS/ALISO SECTOR C, BLOCK L
728 E. COMMERCIAL ST
LOS ANGELES, CA 90012**

**ENVIROSTOR
VCP
DEED**

**S118756528
N/A**

Site 2 of 3 in cluster AN

**Relative:
Lower
Actual:
275 ft.**

ENVIROSTOR:

Name: SO CAL GAS/ALISO SECTOR C, BLOCK L
Address: 728 E. COMMERCIAL ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 19490242
Status: Certified O&M - Land Use Restrictions Only
Status Date: 12/07/2004
Site Code: 300885
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 1.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Folashade Simpson
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Assembly: 53
Senate: 24
Special Program: Voluntary Cleanup Program
Restricted Use: YES
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.05245
Longitude: -118.2323
APN: 5173-017-008
Past Use: FUEL TERMINALS, MANUFACTURED GAS PLANT
Potential COC: Benzene Lead Polynuclear aromatic hydrocarbons (PAHs TPH-diesel
TPH-gas 1,3-Butadiene Hexachlorobutadiene Styrene Toluene Xylenes Zinc
Not reported
Confirmed COC: 30525-NO 30550-NO 30019-NO 30024-NO 30025-NO 30100-NO 30312-NO
30003-NO 30013-NO 30593-NO 30594-NO
Potential Description: OTH, SOIL
Alias Name: ALISO C
Alias Type: Alternate Name
Alias Name: ALISO MANUFACTURED GAS PLANT
Alias Type: Alternate Name
Alias Name: Aliso Sector C, Block L
Alias Type: Alternate Name
Alias Name: BLOCK L
Alias Type: Alternate Name
Alias Name: SO CAL GAS - ALISO C
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK L (Continued)

S118756528

Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY, ALISO C
Alias Type: Alternate Name
Alias Name: 5173-017-008
Alias Type: APN
Alias Name: 110033609441
Alias Type: EPA (FRS #)
Alias Name: 300642
Alias Type: Project Code (Site Code)
Alias Name: 300885
Alias Type: Project Code (Site Code)
Alias Name: 19490242
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/27/2019
Comments: Final

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/27/2019
Comments: complete

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 07/26/2004
Comments: Block L - Polycyclic aromatic hydrocarbon (PAH) and volatile organic hydrocarbon (VOC) contaminated soil was excavated and thermally treated offsite. Site has been backfilled with clean soil. Subsurface contamination did not extend laterally to offsite areas. Contamination was found, as expected, at the ground water table, and will be addressed in a later, regional effort. As the soil was remediated to industrial cleanup goals, a deed restriction will limit use of the site, preventing residential or other sensitive uses on this parcel.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 09/10/2003
Comments: Block L - The Special initial Study described the proposed polycyclic aromatic hydrocarbon (PAH) and volatile organic hydrocarbon (VOC) contaminated soil remediation activity and its insignificant impact upon the environment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/27/2003
Comments: Block L - PEA-E investigated the former manufactured gas plant and petroleum transfer site. VOCs, SVOCs, PAHs and hydrocarbons were

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK L (Continued)

S118756528

found to impact the site. A Renivak Action Work Plan will address clean up of this contamination. PEA-E completion was delayed due to further Site Characterization activities and delays in receiving the Human Human Health Risk Assessment reports associated with the PEA-E.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/25/2004
Comments: Fieldwork completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 01/14/2014
Comments: Complete

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 03/23/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/01/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 09/10/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 12/07/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 10/10/2002
Comments: Tosco Corporation and DTSC signed and executed a VCA to characterize and cleanup Block L of Sector C within the Aliso Street Former MGP. Completion of characterization and cleanup is expected during the summer of 2003.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 12/03/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK L (Continued)

S118756528

Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 12/23/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 12/29/2017
Comments: Site visit, no changes found

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 08/15/2019
Comments: Site Visit

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 06/23/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/05/2017
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/07/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/17/2018
Comments: Signed and completed

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: 5 Year Review Reports
Schedule Due Date: 04/15/2020
Schedule Revised Date: Not reported

VCP:

Name: SO CAL GAS/ALISO SECTOR C, BLOCK L
Address: 728 E. COMMERCIAL ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 19490242
Site Type: Voluntary Cleanup

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK L (Continued)

S118756528

Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Folashade Simpson
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Site Code: 300885
Assembly: 53
Senate: 24
Special Programs Code: Voluntary Cleanup Program
Status: Certified O&M - Land Use Restrictions Only
Status Date: 12/07/2004
Restricted Use: YES
Funding: Responsible Party
Lat/Long: 34.05245 / -118.2323
APN: 5173-017-008
Past Use: FUEL TERMINALS, MANUFACTURED GAS PLANT
Potential COC: 30003, 30013, 30019, 30024, 30025, 30100, 30312, 30525, 30550, 30593, 30594
Confirmed COC: ,30525-NO,30550-NO,30019-NO,30024-NO,30025-NO,30100-NO,30312-NO,30003-NO,30013-NO,30593-NO,30594-NO
Potential Description: OTH, SOIL
Alias Name: ALISO C
Alias Type: Alternate Name
Alias Name: ALISO MANUFACTURED GAS PLANT
Alias Type: Alternate Name
Alias Name: Aliso Sector C, Block L
Alias Type: Alternate Name
Alias Name: BLOCK L
Alias Type: Alternate Name
Alias Name: SO CAL GAS - ALISO C
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY, ALISO C
Alias Type: Alternate Name
Alias Name: 5173-017-008
Alias Type: APN
Alias Name: 110033609441
Alias Type: EPA (FRS #)
Alias Name: 300642
Alias Type: Project Code (Site Code)
Alias Name: 300885
Alias Type: Project Code (Site Code)
Alias Name: 19490242
Alias Type: Envirostor ID Number
Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK L (Continued)

S118756528

Completed Date: 09/27/2019
Comments: Final

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/27/2019
Comments: complete

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 07/26/2004
Comments: Block L - Polycyclic aromatic hydrocarbon (PAH) and volatile organic hydrocarbon (VOC) contaminated soil was excavated and thermally treated offsite. Site has been backfilled with clean soil. Subsurface contamination did not extend laterally to offsite areas. Contamination was found, as expected, at the ground water table, and will be addressed in a later, regional effort. As the soil was remediated to industrial cleanup goals, a deed restriction will limit use of the site, preventing residential or other sensitive uses on this parcel.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 09/10/2003
Comments: Block L - The Special initial Study described the proposed polycyclic aromatic hydrocarbon (PAH) and volatile organic hydrocarbon (VOC) contaminated soil remediation activity and its insignificant impact upon the environment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/27/2003
Comments: Block L - PEA-E investigated the former manufactured gas plant and petroleum transfer site. VOCs, SVOCs, PAHs and hydrocarbons were found to impact the site. A Renivak Action Work Plan will address clean up of this contamination. PEA-E completion was delayed due to further Site Characterization activities and delays in receiving the Human Human Health Risk Assessment reports associated with the PEA-E.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/25/2004
Comments: Fieldwork completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 01/14/2014
Comments: Complete

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK L (Continued)

S118756528

Completed Document Type: Removal Action Completion Report
Completed Date: 03/23/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/01/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 09/10/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 12/07/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 10/10/2002
Comments: Tosco Corporation and DTSC signed and executed a VCA to characterize and cleanup Block L of Sector C within the Aliso Street Former MGP. Completion of characterization and cleanup is expected during the summer of 2003.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 12/03/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 12/23/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 12/29/2017
Comments: Site visit, no changes found

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 08/15/2019
Comments: Site Visit

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK L (Continued)

S118756528

Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 06/23/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/05/2017
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/07/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/17/2018
Comments: Signed and completed

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: 5 Year Review Reports
Schedule Due Date: 04/15/2020
Schedule Revised Date: Not reported

DEED:

Name: SO CAL GAS/ALISO SECTOR C, BLOCK L
Address: 728 E. COMMERCIAL ST
City,State,Zip: LOS ANGELES, CA 90012
Envirostor ID: 19490242
Area: PROJECT WIDE
Sub Area: Not reported
Site Type: VOLUNTARY CLEANUP
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): Not reported
File Name: Envirostor Land Use Restrictions

AP248
ENE
1/2-1
0.846 mi.
4465 ft.

SO CAL GAS/ALISO A MGP
KELLER ST., VIGNES ST., AND 101 FREEWAY
LOS ANGELES, CA 90012

EDR MGP 1008407703
N/A

Site 1 of 4 in cluster AP

Relative:
Lower
Actual:
279 ft.

Manufactured Gas Plants:

The site was used for gas manufacturing beginning in approximately 1875 and ending in 1946. Expected contaminants include lampblack, tars, petroleum hydrocarbons, and possibly cyanide. The site is fully paved and there is no route of exposure unless construction occurs.

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

AN249
ENE
1/2-1
0.848 mi.
4476 ft.

SO CAL GAS/ALISO SITE-WIDE - GROUNDWATER
TEMPLE/VIGNES/LYON/KELLER/ALHAMBRA STS.
LOS ANGELES, CA 90013

ENVIROSTOR **S107737359**
VCP **N/A**

Site 3 of 3 in cluster AN

Relative:
Lower
Actual:
275 ft.

ENVIROSTOR:
Name: SO CAL GAS/ALISO SITE-WIDE - GROUNDWATER
Address: TEMPLE/VIGNES/LYON/KELLER/ALHAMBRA STS.
City,State,Zip: LOS ANGELES, CA 90013
Facility ID: 19490248
Status: Active
Status Date: 01/19/2001
Site Code: 300885
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 52
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Assembly: 51
Senate: 24
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.05369
Longitude: -118.2320
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: Benzene Lead Polynuclear aromatic hydrocarbons (PAHs 1,3-Butadiene Styrene Toluene Xylenes Zinc
Confirmed COC: NONE SPECIFIED
Potential Description: OTH, SOIL
Alias Name: ALISO STREET FORMER MGP
Alias Type: Alternate Name
Alias Name: SO CAL GAS/ALISO STREET FORMER MGP
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY
Alias Type: Alternate Name
Alias Name: THE GAS COMPANY
Alias Type: Alternate Name
Alias Name: 110033609478
Alias Type: EPA (FRS #)
Alias Name: 300885
Alias Type: Project Code (Site Code)
Alias Name: 19490248
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Installation Workplan
Completed Date: 11/29/2011
Comments: Geo needs more time.

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SITE-WIDE - GROUNDWATER (Continued)

S107737359

Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 08/29/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 05/29/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 02/18/2016
Comments: Report Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 12/12/2013
Comments: DTSC approved the Aliso 2012 GW Monitoring Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/26/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/26/2015
Comments: Report Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 04/13/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 11/08/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 02/19/2016
Comments: Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 10/29/2015

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SITE-WIDE - GROUNDWATER (Continued)

S107737359

Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 07/31/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 05/18/2017
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/17/2017
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 10/20/2017
Comments: GW sampling done.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 07/30/2018
Comments: Ongoing GW monitoring. No letter issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 05/30/2018
Comments: Field work completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/08/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 10/04/2018
Comments: Sampling done.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 08/17/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SITE-WIDE - GROUNDWATER (Continued)

S107737359

Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Plan
Completed Date: 10/16/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 06/18/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 01/28/1997
Comments: DTSC and the Southern California Gas Company executed a Consent Order for a Preliminary Endangerment Assessment for Sector C of the former Aliso Street Manufactured Gas Plant site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 03/22/1999
Comments: Contamination found in both soil and groundwater. Contaminants include PAH's, VOC's and metals. RI recommended.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 03/04/2002
Comments: Remedial Investigation Master Work Plan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Plan
Completed Date: 01/27/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 11/29/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/19/2001
Comments: DTSC entered into a "Master" Voluntary Cleanup Agreement (Docket No. HSA-A 00/01-173) with the Southern California Gas Company (The Gas Company) (Proponent). The purpose of this Agreement is for The Gas Company, as a former owner and/or operator of the Aliso Street Former Manufactured Gas Plant site, to conduct and complete all necessary remedial investigations, removal actions, and/or remedial actions under the oversight of DTSC. All previous agreements for the Aliso Street Former MGP Site are hereby terminated. (VCA for Sectors A, B, C, D, and E.

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SITE-WIDE - GROUNDWATER (Continued)

S107737359

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 01/04/1999
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/29/2014
Comments: Cost estimate for FY 2014-2015.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/11/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/28/2017
Comments: 2017-2018 Annual Oversight Cost Estimate

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/28/2018
Comments: Cost Estimated

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:

Name: SO CAL GAS/ALISO SITE-WIDE - GROUNDWATER
Address: TEMPLE/VIGNES/LYON/KELLER/ALHAMBRA STS.
City,State,Zip: LOS ANGELES, CA 90013
Facility ID: 19490248
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 52
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Site Code: 300885

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SITE-WIDE - GROUNDWATER (Continued)

S107737359

Assembly: 51
Senate: 24
Special Programs Code: Voluntary Cleanup Program
Status: Active
Status Date: 01/19/2001
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.05369 / -118.2320
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: 30003, 30013, 30019, 30100, 30525, 30550, 30593, 30594
Confirmed COC: NONE SPECIFIED
Potential Description: OTH, SOIL
Alias Name: ALISO STREET FORMER MGP
Alias Type: Alternate Name
Alias Name: SO CAL GAS/ALISO STREET FORMER MGP
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY
Alias Type: Alternate Name
Alias Name: THE GAS COMPANY
Alias Type: Alternate Name
Alias Name: 110033609478
Alias Type: EPA (FRS #)
Alias Name: 300885
Alias Type: Project Code (Site Code)
Alias Name: 19490248
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Installation Workplan
Completed Date: 11/29/2011
Comments: Geo needs more time.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 08/29/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 05/29/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 02/18/2016
Comments: Report Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 12/12/2013
Comments: DTSC approved the Aliso 2012 GW Monitoring Report.

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SITE-WIDE - GROUNDWATER (Continued)

S107737359

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/26/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/26/2015
Comments: Report Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 04/13/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 11/08/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 02/19/2016
Comments: Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 10/29/2015
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 07/31/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 05/18/2017
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/17/2017
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SITE-WIDE - GROUNDWATER (Continued)

S107737359

Completed Date: 10/20/2017
Comments: GW sampling done.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 07/30/2018
Comments: Ongoing GW monitoring. No letter issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 05/30/2018
Comments: Field work completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/08/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 10/04/2018
Comments: Sampling done.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 08/17/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Plan
Completed Date: 10/16/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 06/18/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 01/28/1997
Comments: DTSC and the Southern California Gas Company executed a Consent Order for a Preliminary Endangerment Assessment for Sector C of the former Aliso Street Manufactured Gas Plant site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 03/22/1999

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SITE-WIDE - GROUNDWATER (Continued)

S107737359

Comments: Contamination found in both soil and groundwater. Contaminants include PAH's, VOC's and metals. RI recommended.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 03/04/2002
Comments: Remedial Investigation Master Work Plan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Plan
Completed Date: 01/27/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 11/29/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/19/2001
Comments: DTSC entered into a "Master" Voluntary Cleanup Agreement (Docket No. HSA-A 00/01-173) with the Southern California Gas Company (The Gas Company) (Proponent). The purpose of this Agreement is for The Gas Company, as a former owner and/or operator of the Aliso Street Former Manufactured Gas Plant site, to conduct and complete all necessary remedial investigations, removal actions, and/or remedial actions under the oversight of DTSC. All previous agreements for the Aliso Street Former MGP Site are hereby terminated. (VCA for Sectors A, B, C, D, and E.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 01/04/1999
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/29/2014
Comments: Cost estimate for FY 2014-2015.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/11/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/28/2017

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SITE-WIDE - GROUNDWATER (Continued)

S107737359

Comments: 2017-2018 Annual Oversight Cost Estimate

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/28/2018
Comments: Cost Estimated

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

**AQ250
NNW
1/2-1
0.848 mi.
4476 ft.
Relative:
Higher
Actual:
344 ft.**

**FERRANTE
1000 WEST TEMPLE STREET
LOS ANGELES, CA 90012**

Site 1 of 2 in cluster AQ

**ENVIROSTOR
SWEEPS UST
CA FID UST
EMI
HAZNET
NPDES
HAZMAT
CIWQS
CERS**

**S101617131
N/A**

ENVIROSTOR:

Name: BANK OF AMERICA, LOS ANGELES DATA CENTER
Address: 1000 W. TEMPLE STREET
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 71003397
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: 51
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.06143
Longitude: -118.2517
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FERRANTE (Continued)

S101617131

Alias Name: CAL913236278
Alias Type: EPA Identification Number
Alias Name: 71003397
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

SWEEPS UST:

Name: BANK OF AMERICA DATA CENTER
Address: 1000 W TEMPLE ST
City: LOS ANGELES
Status: Active
Comp Number: 46
Number: 1
Board Of Equalization: Not reported
Referral Date: 03-05-93
Action Date: 03-05-93
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000046-000001
Tank Status: A
Capacity: 10000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 7

Name: BANK OF AMERICA DATA CENTER
Address: 1000 W TEMPLE ST
City: LOS ANGELES
Status: Active
Comp Number: 46
Number: 1
Board Of Equalization: Not reported
Referral Date: 03-05-93
Action Date: 03-05-93
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000046-000002
Tank Status: A
Capacity: 20000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FERRANTE (Continued)

S101617131

Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

Name: BANK OF AMERICA DATA CENTER
Address: 1000 W TEMPLE ST
City: LOS ANGELES
Status: Active
Comp Number: 46
Number: 1
Board Of Equalization: Not reported
Referral Date: 03-05-93
Action Date: 03-05-93
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000046-000003
Tank Status: A
Capacity: 10000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: BANK OF AMERICA DATA CENTER
Address: 1000 W TEMPLE ST
City: LOS ANGELES
Status: Active
Comp Number: 46
Number: 1
Board Of Equalization: Not reported
Referral Date: 03-05-93
Action Date: 03-05-93
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000046-000004
Tank Status: A
Capacity: 20000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

Name: BANK OF AMERICA DATA CENTER
Address: 1000 W TEMPLE ST
City: LOS ANGELES
Status: Active
Comp Number: 46
Number: 1
Board Of Equalization: Not reported
Referral Date: 03-05-93
Action Date: 03-05-93
Created Date: 02-29-88
Owner Tank Id: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FERRANTE (Continued)

S101617131

SWRCB Tank Id: 19-050-000046-000005
Tank Status: A
Capacity: 20000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

Name: BANK OF AMERICA DATA CENTER
Address: 1000 W TEMPLE ST
City: LOS ANGELES
Status: Active
Comp Number: 46
Number: 1
Board Of Equalization: Not reported
Referral Date: 03-05-93
Action Date: 03-05-93
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000046-000006
Tank Status: A
Capacity: 20000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

Name: BANK OF AMERICA DATA CENTER
Address: 1000 W TEMPLE ST
City: LOS ANGELES
Status: Active
Comp Number: 46
Number: 1
Board Of Equalization: Not reported
Referral Date: 03-05-93
Action Date: 03-05-93
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000046-000007
Tank Status: A
Capacity: 20000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

CA FID UST:

Facility ID: 19000855
Regulated By: UTNKA
Regulated ID: 00000519
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2132286430
Mail To: Not reported

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FERRANTE (Continued)

S101617131

Mailing Address: 1000 W TEMPLE ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900120000
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

EMI:

Name: BANK OF AMERICA-
Address: 1000 W TEMPLE ST
City,State,Zip: LOS ANGELES, CA 90012
Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 1102
Air District Name: SC
SIC Code: 0
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 2
SOX - Oxides of Sulphur Tons/Yr: 1
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Name: BANK OF AMERICA
Address: 1000 W TEMPLE
City,State,Zip: LOS ANGELES, CA 90012
Year: 1993
County Code: 19
Air Basin: SC
Facility ID: 50323
Air District Name: SC
SIC Code: 6035
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 4
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Name: BANK OF AMERICA
Address: 1000 W TEMPLE
City,State,Zip: LOS ANGELES, CA 90012
Year: 1995
County Code: 19

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FERRANTE (Continued)

S101617131

Air Basin: SC
Facility ID: 50323
Air District Name: SC
SIC Code: 6035
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 4
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Name: BANK OF AMERICA
Address: 1000 W TEMPLE
City,State,Zip: LOS ANGELES, CA 90012
Year: 2002
County Code: 19
Air Basin: SC
Facility ID: 50323
Air District Name: SC
SIC Code: 6035
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Name: BANK OF AMERICA
Address: 1000 W TEMPLE
City,State,Zip: LOS ANGELES, CA 90012
Year: 2003
County Code: 19
Air Basin: SC
Facility ID: 50323
Air District Name: SC
SIC Code: 6035
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Name: BANK OF AMERICA
Address: 1000 W TEMPLE

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FERRANTE (Continued)

S101617131

City,State,Zip: LOS ANGELES, CA 90012
Year: 2004
County Code: 19
Air Basin: SC
Facility ID: 50323
Air District Name: SC
SIC Code: 6035
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.164376
Reactive Organic Gases Tons/Yr: 0.08
Carbon Monoxide Emissions Tons/Yr: 0.94511
NOX - Oxides of Nitrogen Tons/Yr: 1.1194
SOX - Oxides of Sulphur Tons/Yr: 0.045411
Particulate Matter Tons/Yr: 0.13822307
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.13

Name: BANK OF AMERICA
Address: 1000 W TEMPLE
City,State,Zip: LOS ANGELES, CA 90012
Year: 2009
County Code: 19
Air Basin: SC
Facility ID: 50323
Air District Name: SC
SIC Code: 6021
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.101567752999352
Reactive Organic Gases Tons/Yr: 5.0753399999999997E-2
Carbon Monoxide Emissions Tons/Yr: 0.44517499999999999
NOX - Oxides of Nitrogen Tons/Yr: 0.46258700000000003
SOX - Oxides of Sulphur Tons/Yr: 2.6341920000000001E-2
Particulate Matter Tons/Yr: 0.65946000000000005
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.49272417439999999

Name: BANK OF AMERICA
Address: 1000 W TEMPLE
City,State,Zip: LOS ANGELES, CA 90012
Year: 2010
County Code: 19
Air Basin: SC
Facility ID: 50323
Air District Name: SC
SIC Code: 6021
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.100606879666023
Reactive Organic Gases Tons/Yr: 5.61000015700000002E-2
Carbon Monoxide Emissions Tons/Yr: 0.44217000367999998
NOX - Oxides of Nitrogen Tons/Yr: 0.79546002935000004
SOX - Oxides of Sulphur Tons/Yr: 4.6060327535000001E-2
Particulate Matter Tons/Yr: 1.37565000939999999
Part. Matter 10 Micrometers and Smlr Tons/Yr:1.0190485691744

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FERRANTE (Continued)

S101617131

Name: BANK OF AMERICA
Address: 1000 W TEMPLE
City,State,Zip: LOS ANGELES, CA 90012
Year: 2011
County Code: 19
Air Basin: SC
Facility ID: 50323
Air District Name: SC
SIC Code: 6021
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.12077487206
Reactive Organic Gases Tons/Yr: 0.0717906722
Carbon Monoxide Emissions Tons/Yr: 0.5264128918
NOX - Oxides of Nitrogen Tons/Yr: 1.1882713485
SOX - Oxides of Sulphur Tons/Yr: 0.06466610105
Particulate Matter Tons/Yr: 1.375290764
Part. Matter 10 Micrometers and Smlr Tons/Yr:1.0383882577

HAZNET:

Name: PALMER BEAUDRY AVENUE PROPERTIES, L.P.
Address: 1000 W TEMPLE ST
City,State,Zip: LOS ANGELES, CA 900121514
Year: 2016
GEPaid: CAC002858281
Contact: RANDY TRIPP
Telephone: 3102544613
Mailing Name: Not reported
Mailing Address: 270 N CANON DR PH
Mailing City,St,Zip: BEVERLY HILLS, CA 902105312
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Tons: 5.75
CA Waste Code: 151-Asbestos containing waste
Method: H132-Landfill Or Surface Impoundment That Will Be Closed As Landfill(
To Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

NPDES:

Name: FERRANTE
Address: 1000 WEST TEMPLE STREET
City,State,Zip: LOS ANGELES, CA 90012
Facility Status: Not reported
NPDES Number: Not reported
Region: Not reported
Agency Number: Not reported
Regulatory Measure ID: Not reported
Place ID: Not reported
Order Number: Not reported
WDID: 4 19C383189
Regulatory Measure Type: Construction
Program Type: Not reported
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FERRANTE (Continued)

S101617131

Termination Date Of Regulatory Measure: Not reported
Expiration Date Of Regulatory Measure: Not reported
Discharge Address: Not reported
Discharge Name: Not reported
Discharge City: Not reported
Discharge State: Not reported
Discharge Zip: Not reported
Status: Active
Status Date: 04/30/2018
Operator Name: Palmer Beaudry Avenue Properties LP
Operator Address: Not reported
Operator City: Not reported
Operator State: Not reported
Operator Zip: Not reported

Name: FERRANTE
Address: 1000 WEST TEMPLE STREET
City,State,Zip: LOS ANGELES, CA 90012
Facility Status: Active
NPDES Number: CAS000002
Region: 4
Agency Number: 0
Regulatory Measure ID: 496832
Place ID: Not reported
Order Number: 2009-0009-DWQ
WDID: 4 19C383189
Regulatory Measure Type: Enrollee
Program Type: Construction
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: 04/30/2018
Termination Date Of Regulatory Measure: Not reported
Expiration Date Of Regulatory Measure: Not reported
Discharge Address: 270 N Canon Drive
Discharge Name: Palmer Beaudry Avenue Properties LP
Discharge City: Beverly Hills
Discharge State: California
Discharge Zip: 90210
Status: Not reported
Status Date: Not reported
Operator Name: Not reported
Operator Address: Not reported
Operator City: Not reported
Operator State: Not reported
Operator Zip: Not reported

LOS ANGELES HM:

Name: FERRANTE LLC
Address: 1000 W TEMPLE ST
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: FA0003127
Last Run Date: 06/01/2019
Status: INACTIVE

CIWQS:

Name: FERRANTE
Address: 1000 WEST TEMPLE STREET

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FERRANTE (Continued)

S101617131

City,State,Zip: LOS ANGELES, CA 90012
 Agency: Palmer Beaudry Avenue Properties LP
 Agency Address: 270 N Canon Drive Penthouse, Beverly Hills, CA 90210
 Place/Project Type: Construction - Residential
 SIC/NAICS: Not reported
 Region: 4
 Program: CONSTW
 Regulatory Measure Status: Active
 Regulatory Measure Type: Storm water construction
 Order Number: 2009-0009-DWQ
 WDID: 4 19C383189
 NPDES Number: CAS000002
 Adoption Date: Not reported
 Effective Date: 04/30/2018
 Termination Date: Not reported
 Expiration/Review Date: Not reported
 Design Flow: Not reported
 Major/Minor: Not reported
 Complexity: Not reported
 TTWQ: Not reported
 Enforcement Actions within 5 years: 0
 Violations within 5 years: 0
 Latitude: 34.06151
 Longitude: -118.25184

CERS:

Name: FERRANTE
 Address: 1000 WEST TEMPLE STREET
 City,State,Zip: LOS ANGELES, CA 90012
 Site ID: 531942
 CERS ID: 863381
 CERS Description: Construction Storm Water

Affiliation:

Affiliation Type Desc: Owner/Operator
 Entity Name: Palmer Beaudry Avenue Properties LP
 Entity Title: Operator
 Affiliation Address: 270 N Canon DrivePenthouse
 Affiliation City: Beverly Hills
 Affiliation State: CA
 Affiliation Country: Not reported
 Affiliation Zip: 90210
 Affiliation Phone: Not reported

AM251 **MANLEY OIL COMPANY**
East **410 CENTER ST**
1/2-1 **LOS ANGELES, CA 90012**
0.851 mi.
4493 ft. **Site 3 of 3 in cluster AM**

ENVIROSTOR **1000283260**
VCP **N/A**
SWEEPS UST
CA FID UST
DEED

Relative: **ENVIROSTOR:**
Lower Name: 410 CENTER STREET PROPERTY (METRO PROJECT)
 Address: 410 CENTER STREET
 City,State,Zip: LOS ANGELES, CA 90012
 Facility ID: 60000170
 Status: Certified O&M - Land Use Restrictions Only
 Status Date: 12/05/2007

Actual:
272 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANLEY OIL COMPANY (Continued)

1000283260

Site Code: 301333
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 1.4
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Folashade Simpson
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Assembly: 53
Senate: 24
Special Program: Voluntary Cleanup Program
Restricted Use: YES
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.05131
Longitude: -118.2309
APN: 5173-021-002, 5173-021-003, 5173021002, 5173021003
Past Use: MACHINE SHOP, MANUFACTURED GAS PLANT, MANUFACTURED GAS PLANT
Potential COC: Benzene Lead Polynuclear aromatic hydrocarbons (PAHs TPH-diesel
TPH-gas 1,3-Butadiene Hexachlorobutadiene Styrene Toluene Xylenes
Zinc Tetrachloroethylene (PCE Naphthalene
Confirmed COC: Naphthalene Tetrachloroethylene (PCE 30525-NO 30550-NO 30019-NO
30024-NO 30025-NO 30100-NO 30312-NO 30003-NO 30013-NO 30593-NO
30594-NO
Potential Description: OTH, SV, OTH, SOIL
Alias Name: Aliso Sector C, Block N
Alias Type: Alternate Name
Alias Name: Manley Oil
Alias Type: Alternate Name
Alias Name: 5173-021-002
Alias Type: APN
Alias Name: 5173-021-003
Alias Type: APN
Alias Name: 5173021002
Alias Type: APN
Alias Name: 5173021003
Alias Type: APN
Alias Name: 110033612892
Alias Type: EPA (FRS #)
Alias Name: 301001
Alias Type: Project Code (Site Code)
Alias Name: 301333
Alias Type: Project Code (Site Code)
Alias Name: 60000170
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 09/27/2016
Comments: Document was reviewed as background information for the purposes of continued oversight of longterm stewardship responsibilities. Draft comments were issued on the document. Investigation Report includes a geotechnical investigation conducted without DTSC oversight. MTA looking to change the land-use of the property and construct a

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANLEY OIL COMPANY (Continued)

1000283260

3-story building. Further investigation is necessary in order to define the nature and extent of residual contamination and evaluate additional remedial alternatives. MTA was informed of the FA determination in face-to-face meetings.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Soils Management Plan
Completed Date: 08/19/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 10/20/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 05/31/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 01/24/2018
Comments: Fieldwork complete

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 03/21/2017
Comments: DTSC reviewed document for BG information leading to the scoping of the SSI for proposed site redevelopment. Scoping conference call held with MTA and Kleinfelder.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Health & Safety Plan
Completed Date: 09/12/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/27/2019
Comments: complete

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 02/06/2004
Comments: Block N - The Site Investigation Report was approved for the Site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANLEY OIL COMPANY (Continued)

1000283260

Completed Document Type: Removal Action Workplan
Completed Date: 09/09/2005
Comments: RAW approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 11/03/2006
Comments: Completion Report dated 30 Oct 06 accepted by DTSC

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 01/09/2006
Comments: Fieldwork completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 01/23/2007
Comments: Proposed work was performed without opportunity for DTSC review of document. No determination was made regarding the submitted work plan.
Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 02/19/2007
Comments: Supplemental soil gas field work performed 15-19 Feb 07

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 04/27/2007
Comments: No change in site conditions

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/11/2008
Comments: Annual Inspection Report accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 09/12/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 07/21/2016
Comments: Document deemed incomplete for the purposes of evaluating potential intrusion into hazardous waste areas subject to the LUC. In addition, LUC review revealed that Soils Management Plan called out was never submitted. Metro advised of the inadequacies. Meeting scheduled to revise work plan and discuss the new soils management plan.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANLEY OIL COMPANY (Continued)

1000283260

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/01/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 08/20/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 12/05/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Consultative Service Agreement
Completed Date: 04/09/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 12/14/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 06/22/2016
Comments: LUC annual inspection completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 12/23/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 12/06/2013
Comments: Inspection completed and documented

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/03/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANLEY OIL COMPANY (Continued)

1000283260

Completed Date: 09/07/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/04/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/09/2018
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Supplemental Site Investigation Report
Future Due Date: 2020
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: 5 Year Review Reports
Schedule Due Date: 06/28/2020
Schedule Revised Date: Not reported

VCP:

Name: 410 CENTER STREET PROPERTY (METRO PROJECT)
Address: 410 CENTER STREET
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 60000170
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.4
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Folashade Simpson
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Site Code: 301333
Assembly: 53
Senate: 24
Special Programs Code: Voluntary Cleanup Program
Status: Certified O&M - Land Use Restrictions Only
Status Date: 12/05/2007
Restricted Use: YES
Funding: Responsible Party
Lat/Long: 34.05131 / -118.2309
APN: 5173-021-002, 5173-021-003, 5173021002, 5173021003
Past Use: MACHINE SHOP, MANUFACTURED GAS PLANT, MANUFACTURED GAS PLANT
Potential COC: 30003, 30013, 30019, 30024, 30025, 30100, 30312, 30525, 30550, 30593, 30594, 30022, 30484
Confirmed COC: 30484,30022,,
,30525-NO,30550-NO,30019-NO,30024-NO,30025-NO,30100-NO,30312-NO,
30003-NO,30013-NO,30593-NO,30594-NO

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANLEY OIL COMPANY (Continued)

1000283260

Potential Description: OTH, SV, OTH, SOIL
Alias Name: Aliso Sector C, Block N
Alias Type: Alternate Name
Alias Name: Manley Oil
Alias Type: Alternate Name
Alias Name: 5173-021-002
Alias Type: APN
Alias Name: 5173-021-003
Alias Type: APN
Alias Name: 5173021002
Alias Type: APN
Alias Name: 5173021003
Alias Type: APN
Alias Name: 110033612892
Alias Type: EPA (FRS #)
Alias Name: 301001
Alias Type: Project Code (Site Code)
Alias Name: 301333
Alias Type: Project Code (Site Code)
Alias Name: 60000170
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 09/27/2016
Comments: Document was reviewed as background information for the purposes of continued oversight of longterm stewardship responsibilities. Draft comments were issued on the document. Investigation Report includes a geotechnical investigation conducted without DTSC oversight. MTA looking to change the land-use of the property and construct a 3-story building. Further investigation is necessary in order to define the nature and extent of residual contamination and evaluate additional remedial alternatives. MTA was informed of the FA determination in face-to-face meetings.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Soils Management Plan
Completed Date: 08/19/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 10/20/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 05/31/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANLEY OIL COMPANY (Continued)

1000283260

Completed Date: 01/24/2018
Comments: Fieldwork complete

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 03/21/2017
Comments: DTSC reviewed document for BG information leading to the scoping of the SSI for proposed site redevelopment. Scoping conference call held with MTA and Kleinfelder.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Health & Safety Plan
Completed Date: 09/12/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/27/2019
Comments: complete

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 02/06/2004
Comments: Block N - The Site Investigation Report was approved for the Site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 09/09/2005
Comments: RAW approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 11/03/2006
Comments: Completion Report dated 30 Oct 06 accepted by DTSC

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 01/09/2006
Comments: Fieldwork completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 01/23/2007
Comments: Proposed work was performed without opportunity for DTSC review of document. No determination was made regarding the submitted work plan.
Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANLEY OIL COMPANY (Continued)

1000283260

Completed Document Type: Fieldwork
Completed Date: 02/19/2007
Comments: Supplemental soil gas field work performed 15-19 Feb 07

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 04/27/2007
Comments: No change in site conditions

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/11/2008
Comments: Annual Inspection Report accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 09/12/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 07/21/2016
Comments: Document deemed incomplete for the purposes of evaluating potential intrusion into hazardous waste areas subject to the LUC. In addition, LUC review revealed that Soils Management Plan called out was never submitted. Metro advised of the inadequacies. Meeting scheduled to revise work plan and discuss the new soils management plan.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/01/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 08/20/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 12/05/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Consultative Service Agreement
Completed Date: 04/09/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANLEY OIL COMPANY (Continued)

1000283260

Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 12/14/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 06/22/2016
Comments: LUC annual inspection completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 12/23/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 12/06/2013
Comments: Inspection completed and documented

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/03/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/07/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/04/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/09/2018
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Supplemental Site Investigation Report
Future Due Date: 2020
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: 5 Year Review Reports
Schedule Due Date: 06/28/2020
Schedule Revised Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANLEY OIL COMPANY (Continued)

1000283260

SWEEPS UST:

Name: MANLEY OIL COMPANY
Address: 410 CENTER ST
City: LOS ANGELES
Status: Not reported
Comp Number: 1030
Number: Not reported
Board Of Equalization: 44-011544
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001030-000001
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: 2

Name: MANLEY OIL COMPANY
Address: 410 CENTER ST
City: LOS ANGELES
Status: Not reported
Comp Number: 1030
Number: Not reported
Board Of Equalization: 44-011544
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001030-000002
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

CA FID UST:

Facility ID: 19024686
Regulated By: UTKNI
Regulated ID: 00016899
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136285674
Mail To: Not reported
Mailing Address: 410 CENTER ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900120000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

MANLEY OIL COMPANY (Continued)

1000283260

EPA ID: Not reported
 Comments: Not reported
 Status: Inactive

DEED:

Name: 410 CENTER STREET PROPERTY (METRO PROJECT)
 Address: 410 CENTER STREET
 City,State,Zip: LOS ANGELES, CA 90012
 Envirostor ID: 60000170
 Area: PROJECT WIDE
 Sub Area: Not reported
 Site Type: VOLUNTARY CLEANUP
 Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY
 Agency: Not reported
 Covenant Uploaded: Not reported
 Deed Date(s): Not reported
 File Name: Envirostor Land Use Restrictions

AO252
East
1/2-1
0.862 mi.
4553 ft.

ALISO SECTOR C BLOCK R
820 EAST JACKSON STREET
LOS ANGELES, CA 90012

ENVIROSTOR **S113804690**
VCP **N/A**

Site 2 of 2 in cluster AO

Relative:
Lower
Actual:
272 ft.

ENVIROSTOR:
 Name: ALISO SECTOR C BLOCK R
 Address: 820 EAST JACKSON STREET
 City,State,Zip: LOS ANGELES, CA 90012
 Facility ID: 60001890
 Status: Active
 Status Date: 04/01/2013
 Site Code: 301617
 Site Type: Voluntary Cleanup
 Site Type Detailed: Voluntary Cleanup
 Acres: 16
 NPL: NO
 Regulatory Agencies: SMBRP
 Lead Agency: SMBRP
 Program Manager: Chand Sultana
 Supervisor: Allan Plaza
 Division Branch: Cleanup Chatsworth
 Assembly: 53
 Senate: 24
 Special Program: Not reported
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: Responsible Party
 Latitude: 34.05056
 Longitude: -118.2316
 APN: NONE SPECIFIED
 Past Use: MANUFACTURED GAS PLANT
 Potential COC: Benzene Polynuclear aromatic hydrocarbons (PAHs Tetrachloroethylene (PCE 1,1,1-Trichloroethane (TCA Trichloroethylene (TCE Vinyl chloride
 Confirmed COC: Benzene Polynuclear aromatic hydrocarbons (PAHs Tetrachloroethylene (PCE 1,1,1-Trichloroethane (TCA Trichloroethylene (TCE Vinyl chloride
 Potential Description: OTH, SOIL
 Alias Name: 301617

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ALISO SECTOR C BLOCK R (Continued)

S113804690

Alias Type: Project Code (Site Code)
Alias Name: 60001890
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 11/04/2013
Comments: completed

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2020
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Land Use Restriction
Future Due Date: 2021
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2020
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:

Name: ALISO SECTOR C BLOCK R
Address: 820 EAST JACKSON STREET
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 60001890
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 16
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Site Code: 301617
Assembly: 53
Senate: 24
Special Programs Code: Not reported
Status: Active
Status Date: 04/01/2013
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.05056 / -118.2316
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: 30003, 30019, 30022, 30026, 30027, 30028

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ALISO SECTOR C BLOCK R (Continued)

S113804690

Confirmed COC: 30003,30019,30022,30026,30027,30028
 Potential Description: OTH, SOIL
 Alias Name: 301617
 Alias Type: Project Code (Site Code)
 Alias Name: 60001890
 Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Remedial Investigation Report
 Completed Date: 11/04/2013
 Comments: completed

Future Area Name: PROJECT WIDE
 Future Sub Area Name: Not reported
 Future Document Type: 5 Year Review Reports
 Future Due Date: 2020
 Future Area Name: PROJECT WIDE
 Future Sub Area Name: Not reported
 Future Document Type: Land Use Restriction
 Future Due Date: 2021
 Future Area Name: PROJECT WIDE
 Future Sub Area Name: Not reported
 Future Document Type: Certification
 Future Due Date: 2020
 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

AQ253
NNW
1/2-1
0.870 mi.
4594 ft.

DOWNTOWN BUSINESS MAGNET
1061 & 1081 WEST TEMPLE STREET
LOS ANGELES, CA 90012

ENVIROSTOR **S118756509**
SCH **N/A**

Site 2 of 2 in cluster AQ

Relative:
Higher
Actual:
347 ft.

ENVIROSTOR:
 Name: DOWNTOWN BUSINESS MAGNET
 Address: 1061 & 1081 WEST TEMPLE STREET
 City,State,Zip: LOS ANGELES, CA 90012
 Facility ID: 19000017
 Status: No Action Required
 Status Date: 05/15/2003
 Site Code: 304009
 Site Type: School Investigation
 Site Type Detailed: School
 Acres: 3
 NPL: NO
 Regulatory Agencies: SMBRP
 Lead Agency: SMBRP
 Program Manager: Not reported
 Supervisor: Javier Hinojosa
 Division Branch: Southern California Schools & Brownfields Outreach
 Assembly: 53
 Senate: 30
 Special Program: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DOWNTOWN BUSINESS MAGNET (Continued)

S118756509

Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05227
Longitude: -118.2527
APN: NONE SPECIFIED
Past Use: NONE
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: DOWNTOWN BUSINESS MAGNET
Alias Type: Alternate Name
Alias Name: DOWNTOWN BUSINESS MAGNET
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304009
Alias Type: Project Code (Site Code)
Alias Name: 19000017
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: 11/30/1999
Comments: Draft Addendum Supplemental Sampling

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/15/2003
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

SCH:

Name: DOWNTOWN BUSINESS MAGNET
Address: 1061 & 1081 WEST TEMPLE STREET
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 19000017
Site Type: School Investigation

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DOWNTOWN BUSINESS MAGNET (Continued)

S118756509

Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 3
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304009
Assembly: 53
Senate: 30
Special Program Status: Not reported
Status: No Action Required
Status Date: 05/15/2003
Restricted Use: NO
Funding: School District
Latitude: 34.05227
Longitude: -118.2527
APN: NONE SPECIFIED
Past Use: NONE
Potential COC: NONE SPECIFIED, No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: DOWNTOWN BUSINESS MAGNET
Alias Type: Alternate Name
Alias Name: DOWNTOWN BUSINESS MAGNET
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304009
Alias Type: Project Code (Site Code)
Alias Name: 19000017
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: 11/30/1999
Comments: Draft Addendum Supplemental Sampling

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/15/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DOWNTOWN BUSINESS MAGNET (Continued)

S118756509

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

AP254
ENE
1/2-1
0.871 mi.
4600 ft.

ALISO SECTOR A DENNY'S PARCEL
530 RAMIREZ STREET
LOS ANGELES, CA 90012

ENVIROSTOR **S103988355**
VCP **N/A**
DEED

Site 2 of 4 in cluster AP

Relative:
Lower
Actual:
277 ft.

ENVIROSTOR:
Name: ALISO SECTOR A DENNY'S PARCEL
Address: 530 RAMIREZ STREET
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 60001379
Status: Certified / Operation & Maintenance
Status Date: 02/19/2000
Site Code: 301005
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 1.4
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Assembly: 51
Senate: 24
Special Program: Voluntary Cleanup Program
Restricted Use: YES
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.05473
Longitude: -118.2318
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: TPH-diesel TPH-MOTOR OIL
Confirmed COC: TPH-diesel TPH-MOTOR OIL
Potential Description: OTH
Alias Name: 301005
Alias Type: Project Code (Site Code)
Alias Name: 60001379
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/20/2000
Comments: RACR approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ALISO SECTOR A DENNY'S PARCEL (Continued)

S103988355

Completed Date: 06/07/2018
Comments: Site is in compliance with LUC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report
Completed Date: 05/22/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 10/17/2017
Comments: Certified for Soil

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 01/04/2017
Comments: Restricted for industrial and commercial use only.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/11/2015
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/28/2017
Comments: 2017-2018 Annual Oversight Cost Estimate

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2021
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:

Name: ALISO SECTOR A DENNY'S PARCEL
Address: 530 RAMIREZ STREET
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 60001379
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.4
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Chand Sultana

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ALISO SECTOR A DENNY'S PARCEL (Continued)

S103988355

Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Site Code: 301005
Assembly: 51
Senate: 24
Special Programs Code: Voluntary Cleanup Program
Status: Certified / Operation & Maintenance
Status Date: 02/19/2000
Restricted Use: YES
Funding: Responsible Party
Lat/Long: 34.05473 / -118.2318
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: 30024, 3002502
Confirmed COC: 30024,3002502
Potential Description: OTH
Alias Name: 301005
Alias Type: Project Code (Site Code)
Alias Name: 60001379
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/20/2000
Comments: RACR approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report
Completed Date: 06/07/2018
Comments: Site is in compliance with LUC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report
Completed Date: 05/22/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 10/17/2017
Comments: Certified for Soil

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 01/04/2017
Comments: Restricted for industrial and commercial use only.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/11/2015
Comments: completed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ALISO SECTOR A DENNY'S PARCEL (Continued)

S103988355

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/28/2017
Comments: 2017-2018 Annual Oversight Cost Estimate

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2021
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

DEED:

Name: ALISO SECTOR A DENNY'S PARCEL
Address: 530 RAMIREZ STREET
City,State,Zip: LOS ANGELES, CA 90012
Envirostor ID: 60001379
Area: PROJECT WIDE
Sub Area: Not reported
Site Type: VOLUNTARY CLEANUP
Status: CERTIFIED / OPERATION & MAINTENANCE
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): Not reported
File Name: Envirostor Land Use Restrictions

AP255
ENE
1/2-1
0.872 mi.
4602 ft.

SO CAL GAS/ALISO MGP, SECTOR A - EAST PARCEL
KELLER ST., VIGNES ST., AND 101 FREEWAY
LOS ANGELES, CA 90012
Site 3 of 4 in cluster AP

ENVIROSTOR **S102564461**
VCP **N/A**

Relative:
Lower
Actual:
277 ft.

ENVIROSTOR:
Name: SO CAL GAS/ALISO MGP, SECTOR A - EAST PARCEL
Address: KELLER ST., VIGNES ST., AND 101 FREEWAY
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 19490240
Status: Active
Status Date: 08/18/2008
Site Code: 301005
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 1.2
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Assembly: 51
Senate: 24
Special Program: Voluntary Cleanup Program
Restricted Use: NO

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO MGP, SECTOR A - EAST PARCEL (Continued)

S102564461

Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.05431
Longitude: -118.2318
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: Arsenic Polynuclear aromatic hydrocarbons (PAHs TPH-diesel TPH-gas
TPH-MOTOR OIL Polynuclear aromatic hydrocarbons (PAHs
30472-NO 30019-NO 30024-NO 30025-NO 30001-NO 3002502-NO
Confirmed COC:
Potential Description: OTH, SOIL
Alias Name: ALISO A
Alias Type: Alternate Name
Alias Name: ALISO MANUFACTURED GAS PLANT
Alias Type: Alternate Name
Alias Name: ALISO STREET TOWNE GAS SITE
Alias Type: Alternate Name
Alias Name: ALISO/RAMIREZ
Alias Type: Alternate Name
Alias Name: ALLISO/RAMIREZ ST. TOWNE GAS SITE
Alias Type: Alternate Name
Alias Name: LOS ANGELES GAS AND ELECTRIC
Alias Type: Alternate Name
Alias Name: SO CAL GAS/ALISO A MGP
Alias Type: Alternate Name
Alias Name: SO CAL GAS/ALISO-RAMIREZ MGP
Alias Type: Alternate Name
Alias Name: SO CAL GAS/RAMIREZ (ALISO) MGP
Alias Type: Alternate Name
Alias Name: SO CAL GAS/RAMIREZ MGP
Alias Type: Alternate Name
Alias Name: SO. CAL. GAS, ALISO A
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIF GAS CO - ALISO A
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS CO., ALISO A
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY - ALISO
Alias Type: Alternate Name
Alias Name: 110033609414
Alias Type: EPA (FRS #)
Alias Name: 300456
Alias Type: Project Code (Site Code)
Alias Name: 300615
Alias Type: Project Code (Site Code)
Alias Name: 300880
Alias Type: Project Code (Site Code)
Alias Name: 301005
Alias Type: Project Code (Site Code)
Alias Name: 19490240
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO MGP, SECTOR A - EAST PARCEL (Continued)

S102564461

Completed Document Type: Removal Action Workplan
Completed Date: 01/26/2004
Comments: Notices of Determination for Aliso Street Section A West Parcel and Sector A East Parcel were hand-delivered to the Governor's Office of Planning and Research on 1/26/2004.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 12/13/2002
Comments: Feasibility Study Report for Aliso Street Sector A.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 06/26/1997
Comments: PEA completed. Further investigation (RI/FS) warranted for the site as PAH, VOC, TPH, metals and cyanide contamination exist in both soil and groundwater.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 10/10/2007
Comments: DTSC provided a partial site certification letter, dated 10/10/07. Full site certification due upon investigation and remediation of groundwater.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Mitigated Neg. Dec. (MND)
Completed Date: 02/23/1998
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 10/20/2000
Comments: DTSC entered into a Voluntary Cleanup Agreement (Agreement) with Southern California Gas Company (Proponent). The purpose of this Agreement is for the Proponent to conduct a Remedial Investigation/Feasibility Study to further characterize the existing soil and groundwater contamination and, if necessary, to prepare a removal action workplan and implement a removal action under the oversight of DTSC. If appropriate, the Proponent has agreed to implement a deed restriction for the Site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Consent Order
Completed Date: 08/15/1996
Comments: On 08/15/1996 DTSC & The Gas Company executed a Consent Order for a Preliminary Endangerment Assessment for a portion (Sector A) of the former Aliso Manufactured Gas Plant Site - which is being investigated in 5 sectors or units. The "530 Ramirez" site (CalSites 19490235) is a portion of Sector A.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO MGP, SECTOR A - EAST PARCEL (Continued)

S102564461

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 01/04/1999
Comments: Transition to Chapter 6.5 - Amendment to the existing Consent Order, No. 96/97-008, signed by the RP.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2026
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2020
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2020
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:

Name: SO CAL GAS/ALISO MGP, SECTOR A - EAST PARCEL
Address: KELLER ST., VIGNES ST., AND 101 FREEWAY
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 19490240
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.2
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Site Code: 301005
Assembly: 51
Senate: 24
Special Programs Code: Voluntary Cleanup Program
Status: Active
Status Date: 08/18/2008
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.05431 / -118.2318
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: 30001, 30019, 30024, 30025, 3002502, 30472
Confirmed COC: 30472-NO,30019-NO,30024-NO,30025-NO,30001-NO,3002502-NO
Potential Description: OTH, SOIL
Alias Name: ALISO A
Alias Type: Alternate Name

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO MGP, SECTOR A - EAST PARCEL (Continued)

S102564461

Alias Name: ALISO MANUFACTURED GAS PLANT
Alias Type: Alternate Name
Alias Name: ALISO STREET TOWNE GAS SITE
Alias Type: Alternate Name
Alias Name: ALISO/RAMIREZ
Alias Type: Alternate Name
Alias Name: ALLISO/RAMIREZ ST. TOWNE GAS SITE
Alias Type: Alternate Name
Alias Name: LOS ANGELES GAS AND ELECTRIC
Alias Type: Alternate Name
Alias Name: SO CAL GAS/ALISO A MGP
Alias Type: Alternate Name
Alias Name: SO CAL GAS/ALISO-RAMIREZ MGP
Alias Type: Alternate Name
Alias Name: SO CAL GAS/RAMIREZ (ALISO) MGP
Alias Type: Alternate Name
Alias Name: SO CAL GAS/RAMIREZ MGP
Alias Type: Alternate Name
Alias Name: SO. CAL. GAS, ALISO A
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIF GAS CO - ALISO A
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS CO., ALISO A
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY - ALISO
Alias Type: Alternate Name
Alias Name: 110033609414
Alias Type: EPA (FRS #)
Alias Name: 300456
Alias Type: Project Code (Site Code)
Alias Name: 300615
Alias Type: Project Code (Site Code)
Alias Name: 300880
Alias Type: Project Code (Site Code)
Alias Name: 301005
Alias Type: Project Code (Site Code)
Alias Name: 19490240
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 01/26/2004
Comments: Notices of Determination for Aliso Street Section A West Parcel and Sector A East Parcel were hand-delivered to the Governor's Office of Planning and Research on 1/26/2004.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 12/13/2002
Comments: Feasibility Study Report for Aliso Street Sector A.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO MGP, SECTOR A - EAST PARCEL (Continued)

S102564461

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 06/26/1997
Comments: PEA completed. Further investigation (RI/FS) warranted for the site as PAH, VOC, TPH, metals and cyanide contamination exist in both soil and groundwater.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 10/10/2007
Comments: DTSC provided a partial site certification letter, dated 10/10/07. Full site certification due upon investigation and remediation of groundwater.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Mitigated Neg. Dec. (MND)
Completed Date: 02/23/1998
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 10/20/2000
Comments: DTSC entered into a Voluntary Cleanup Agreement (Agreement) with Southern California Gas Company (Proponent). The purpose of this Agreement is for the Proponent to conduct a Remedial Investigation/Feasibility Study to further characterize the existing soil and groundwater contamination and, if necessary, to prepare a removal action workplan and implement a removal action under the oversight of DTSC. If appropriate, the Proponent has agreed to implement a deed restriction for the Site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Consent Order
Completed Date: 08/15/1996
Comments: On 08/15/1996 DTSC & The Gas Company executed a Consent Order for a Preliminary Endangerment Assessment for a portio (Sector A) of the former Aliso Manufactured Gas Plant Site - which is being investigated in 5 sectors or units. The "530 Ramirez" site (CalSites 19490235) is a portion of Sector A.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 01/04/1999
Comments: Transition to Chapter 6.5 - Amendment to the existing Consent Order, No. 96/97-008, signed by the RP.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2026
Future Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO MGP, SECTOR A - EAST PARCEL (Continued)

S102564461

Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2020
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2020
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

256
WNW
1/2-1
0.883 mi.
4662 ft.

CENTRAL LOS ANGELES HIGH SCHOOL NO. 10
350 S. BIXEL STREET
LOS ANGELES, CA 90017

ENVIROSTOR **S118756526**
SCH **N/A**
CERS

Relative:
Higher
Actual:
423 ft.

ENVIROSTOR:
Name: CENTRAL LOS ANGELES HIGH SCHOOL NO. 10
Address: 350 S. BIXEL STREET
City,State,Zip: LOS ANGELES, CA 90017-1417
Facility ID: 19390061
Status: No Action Required
Status Date: 05/20/2001
Site Code: 304282
Site Type: School Investigation
Site Type Detailed: School
Acres: Not reported
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05695
Longitude: -118.2597
APN: 5152014038
Past Use: MANUFACTURING - OTHER
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: CENTRAL LOS ANGELES HIGH SCHOOL
Alias Type: Alternate Name
Alias Name: LAUSD-CENTRAL LA HS #10 AKA:CHMBR OF COM
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 5152014038
Alias Type: APN
Alias Name: 304282

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL LOS ANGELES HIGH SCHOOL NO. 10 (Continued)

S118756526

Alias Type: Project Code (Site Code)
Alias Name: 19390061
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: CENTRAL LOS ANGELES HIGH SCHOOL NO. 10
Address: 350 S. BIXEL STREET
City,State,Zip: LOS ANGELES, CA 90017-1417
Facility ID: 19390061
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: Not reported
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304282
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: No Action Required
Status Date: 05/20/2001
Restricted Use: NO
Funding: School District
Latitude: 34.05695
Longitude: -118.2597
APN: 5152014038
Past Use: MANUFACTURING - OTHER
Potential COC: NONE SPECIFIED, No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: CENTRAL LOS ANGELES HIGH SCHOOL
Alias Type: Alternate Name
Alias Name: LAUSD-CENTRAL LA HS #10 AKA:CHMBR OF COM
Alias Type: Alternate Name

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL LOS ANGELES HIGH SCHOOL NO. 10 (Continued)

S118756526

Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 5152014038
Alias Type: APN
Alias Name: 304282
Alias Type: Project Code (Site Code)
Alias Name: 19390061
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

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

CERS:

Name: CENTRAL LOS ANGELES
Address: 350 S. BIXEL STREET
City,State,Zip: LOS ANGELES, CA 90017-1417
Site ID: 370933
CERS ID: 19390061
CERS Description: School Investigation

Affiliation:

Affiliation Type Desc: Supervisor
Entity Name: JAVIER HINOJOSA
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

AP257
ENE
1/2-1
0.889 mi.
4695 ft.

**SO CAL GAS/ALISO MGP, SECTOR A - WEST PARCEL
KELLER ST, VIGNES ST, AND 101 FREEWAY
LOS ANGELES, CA 90012**

**ENVIROSTOR S102564460
VCP N/A**

Site 4 of 4 in cluster AP

**Relative:
Lower
Actual:
280 ft.**

ENVIROSTOR:
Name: SO CAL GAS/ALISO MGP, SECTOR A - WEST PARCEL
Address: KELLER ST, VIGNES ST, AND 101 FREEWAY
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 19490235
Status: Active

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO MGP, SECTOR A - WEST PARCEL (Continued)

S102564460

Status Date: 10/02/2008
Site Code: 300456
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 3
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Assembly: 53
Senate: 30
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.05008
Longitude: -118.2531
APN: 5409-022-905
Past Use: MANUFACTURED GAS PLANT
Potential COC: * UNSPECIFIED OIL CONTAINING WASTE Benzene Lead Polynuclear aromatic hydrocarbons (PAHs TPH-diesel TPH-gas Toluene Xylenes Zinc
Confirmed COC: NONE SPECIFIED
Potential Description: OTH, SOIL
Alias Name: ALISO STREET TOWNE GAS SITE
Alias Type: Alternate Name
Alias Name: ALISO/RAMIREZ
Alias Type: Alternate Name
Alias Name: ALISO/RAMIREZ ST. TOWNE GAS SITE
Alias Type: Alternate Name
Alias Name: LOS ANGELES GAS AND ELECTRIC
Alias Type: Alternate Name
Alias Name: SO CAL GAS/ALISO-RAMIREZ MGP
Alias Type: Alternate Name
Alias Name: SO CAL GAS/RAMIREZ MGP
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY
Alias Type: Alternate Name
Alias Name: 5409-022-905
Alias Type: APN
Alias Name: 110033609414
Alias Type: EPA (FRS #)
Alias Name: 300456
Alias Type: Project Code (Site Code)
Alias Name: 19490235
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 02/01/2007
Comments: VOC & PAH contaminated soil removed. Residual contamination to be addressed in overall groundwater investigation proposed for the entire 52-acre site.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO MGP, SECTOR A - WEST PARCEL (Continued)

S102564460

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 06/16/1998
Comments: On June 16, 1998, DTSC approved the RAW for removal of contaminated soil at the site. Approximately 9000 cubic yards of contaminated soil will be removed. Soil contamination includes PAHs, VOCs and Metals.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 03/27/1997
Comments: RI/FS for soil only. Groundwater to be evaluated as part of the Towne Gas Study. Interim measures include, capping and removal of contaminated soil from top two feet.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 01/04/1999
Comments: Transition to Chapter 6.5 - Amendment to the existing Consent Order, No. 96/97-064 signed by the RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 07/07/1997
Comments: DTSC and The Gas Company signed a Consent Order calling for the preparation of a Removal Action Workplan and the implementation of a remedial action at the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 08/16/1994
Comments: A Remedial Action Consent Order is executed by the Department. The Order provides for the completion of a Remedial Investigation/Feasibility Study to determine the extent of removal/remedial action necessary to allow planned highway construction.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/28/2018
Comments: Cost Estimated.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2022
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2021
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO MGP, SECTOR A - WEST PARCEL (Continued)

S102564460

Schedule Document Type: Land Use Restriction
Schedule Due Date: 09/30/2018
Schedule Revised Date: Not reported

VCP:

Name: SO CAL GAS/ALISO MGP, SECTOR A - WEST PARCEL
Address: KELLER ST, VIGNES ST, AND 101 FREEWAY
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 19490235
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 3
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Site Code: 300456
Assembly: 53
Senate: 30
Special Programs Code: Voluntary Cleanup Program
Status: Active
Status Date: 10/02/2008
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.05008 / -118.2531
APN: 5409-022-905
Past Use: MANUFACTURED GAS PLANT
Potential COC: 10196, 30003, 30013, 30019, 30024, 30025, 30550, 30593, 30594
Confirmed COC: NONE SPECIFIED
Potential Description: OTH, SOIL
Alias Name: ALISO STREET TOWNE GAS SITE
Alias Type: Alternate Name
Alias Name: ALISO/RAMIREZ
Alias Type: Alternate Name
Alias Name: ALISO/RAMIREZ ST. TOWNE GAS SITE
Alias Type: Alternate Name
Alias Name: LOS ANGELES GAS AND ELECTRIC
Alias Type: Alternate Name
Alias Name: SO CAL GAS/ALISO-RAMIREZ MGP
Alias Type: Alternate Name
Alias Name: SO CAL GAS/RAMIREZ MGP
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY
Alias Type: Alternate Name
Alias Name: 5409-022-905
Alias Type: APN
Alias Name: 110033609414
Alias Type: EPA (FRS #)
Alias Name: 300456
Alias Type: Project Code (Site Code)
Alias Name: 19490235

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO MGP, SECTOR A - WEST PARCEL (Continued)

S102564460

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 02/01/2007
Comments: VOC & PAH contaminated soil removed. Residual contamination to be addressed in overall groundwater investigation proposed for the entire 52-acre site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 06/16/1998
Comments: On June 16, 1998, DTSC approved the RAW for removal of contaminated soil at the site. Approximately 9000 cubic yards of contaminated soil will be removed. Soil contamination includes PAHs, VOCs and Metals.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 03/27/1997
Comments: RI/FS for soil only. Groundwater to be evaluated as part of the Towne Gas Study. Interim measures include, capping and removal of contaminated soil from top two feet.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 01/04/1999
Comments: Transition to Chapter 6.5 - Amendment to the existing Consent Order, No. 96/97-064 signed by the RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 07/07/1997
Comments: DTSC and The Gas Company signed a Consent Order calling for the preparation of a Removal Action Workplan and the implementation of a remedial action at the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 08/16/1994
Comments: A Remedial Action Consent Order is executed by the Department. The Order provides for the completion of a Remedial Investigation/Feasibility Study to determine the extent of removal/remedial action necessary to allow planned highway construction.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/28/2018
Comments: Cost Estimated.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO MGP, SECTOR A - WEST PARCEL (Continued)

S102564460

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2022
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2021
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Land Use Restriction
Schedule Due Date: 09/30/2018
Schedule Revised Date: Not reported

258
East
1/2-1
0.892 mi.
4710 ft.

SO CAL GAS/ALISO SECTOR C, BLOCK K
NORTHEAST CORNER OF DUCOMMUN AND CENTER STREETS
LOS ANGELES, CA 90012

ENVIROSTOR **S107737355**
VCP **N/A**
DEED

Relative:
Lower
Actual:
273 ft.

ENVIROSTOR:
Name: SO CAL GAS/ALISO SECTOR C, BLOCK K
Address: NORTHEAST CORNER OF DUCOMMUN AND CENTER STREETS
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 60000171
Status: Active
Status Date: 01/19/2001
Site Code: 300885
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 1.8
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Assembly: 53
Senate: 24
Special Program: Voluntary Cleanup Program
Restricted Use: YES
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.05214
Longitude: -118.2308
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: Benzene Lead TPH-diesel TPH-gas 1,3-Butadiene Hexachlorobutadiene Styrene Toluene Xylenes Zinc Polynuclear aromatic hydrocarbons (PAHs)
Confirmed COC: Not reported
Potential Description: OTH, SOIL
Alias Name: MTA Portal Widening Project
Alias Type: Alternate Name
Alias Name: Viertel Towing
Alias Type: Alternate Name
Alias Name: 110033609432
Alias Type: EPA (FRS #)
Alias Name: 300885

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK K (Continued)

S107737355

Alias Type: Project Code (Site Code)
Alias Name: 60000171
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 03/04/2002
Comments: Remedial Investigation Master Work Plan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/19/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 09/09/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 04/07/2016
Comments: The Site is certified for the soil. LUC has been recorded.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 03/09/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 05/25/2005
Comments: DTSC approved the RI Report

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 09/09/2005
Comments: RAW approved by DTSC

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 09/09/2005
Comments: Plan executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 10/06/2008
Comments: All fieldwork on subject property is completed.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK K (Continued)

S107737355

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 11/24/2009
Comments: RAW Completion Report - approved!

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report
Completed Date: 06/05/2018
Comments: Site is in compliance with LUC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report
Completed Date: 05/22/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: LUR - Notification Response
Completed Date: 12/11/2017
Comments: Letter prepared but not sent.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2022
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:

Name: SO CAL GAS/ALISO SECTOR C, BLOCK K
Address: NORTHEAST CORNER OF DUCOMMUN AND CENTER STREETS
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 60000171
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.8
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Site Code: 300885
Assembly: 53
Senate: 24
Special Programs Code: Voluntary Cleanup Program
Status: Active
Status Date: 01/19/2001
Restricted Use: YES

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK K (Continued)

S107737355

Funding: Responsible Party
Lat/Long: 34.05214 / -118.2308
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: 30003, 30013, 30024, 30025, 30100, 30312, 30525, 30550, 30593, 30594, 30019
Confirmed COC: , ,
Potential Description: OTH, SOIL
Alias Name: MTA Portal Widening Project
Alias Type: Alternate Name
Alias Name: Viertel Towing
Alias Type: Alternate Name
Alias Name: 110033609432
Alias Type: EPA (FRS #)
Alias Name: 300885
Alias Type: Project Code (Site Code)
Alias Name: 60000171
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 03/04/2002
Comments: Remedial Investigation Master Work Plan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/19/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 09/09/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 04/07/2016
Comments: The Site is certified for the soil. LUC has been recorded.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 03/09/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 05/25/2005
Comments: DTSC approved the RI Report

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK K (Continued)

S107737355

Completed Document Type: Removal Action Workplan
Completed Date: 09/09/2005
Comments: RAW approved by DTSC

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 09/09/2005
Comments: Plan executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 10/06/2008
Comments: All fieldwork on subject property is completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 11/24/2009
Comments: RAW Completion Report - approved!

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report
Completed Date: 06/05/2018
Comments: Site is in compliance with LUC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction Monitoring Report
Completed Date: 05/22/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: LUR - Notification Response
Completed Date: 12/11/2017
Comments: Letter prepared but not sent.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2022
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

DEED:

Name: SO CAL GAS/ALISO SECTOR C, BLOCK K
Address: NORTHEAST CORNER OF DUCOMMUN AND CENTER STREETS
City,State,Zip: LOS ANGELES, CA 90012
Envirostor ID: 60000171
Area: PROJECT WIDE
Sub Area: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SO CAL GAS/ALISO SECTOR C, BLOCK K (Continued)

S107737355

Site Type: VOLUNTARY CLEANUP
Status: ACTIVE
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): Not reported
File Name: Envirostor Land Use Restrictions

AR259
ENE
1/2-1
0.902 mi.
4763 ft.

RAMIREZ STREET INVESTIGATION
APPROXIMATELY 400-FOOT STRETCH OF RAMIREZ STREET LOCATED BET
LOS ANGELES, CA 90012

ENVIROSTOR **S116490706**
VCP **N/A**

Site 1 of 3 in cluster AR

Relative:
Higher
Actual:
281 ft.

ENVIROSTOR:
Name: RAMIREZ STREET INVESTIGATION
Address: APPROXIMATELY 400-FOOT STRETCH OF RAMIREZ STREET LOCATED BETWEEN CENTER AND KELLE
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 60001993
Status: Active
Status Date: 11/06/2012
Site Code: 300885-11
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 0.01
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Assembly: 51
Senate: 24
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.05446
Longitude: -118.2313
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: Benzene TPH-diesel TPH-gas TPH-MOTOR OIL Trichloroethylene (TCE
Vinyl chloride
Confirmed COC: Benzene TPH-diesel TPH-gas TPH-MOTOR OIL Trichloroethylene (TCE
Vinyl chloride
Potential Description: OTH, SOIL
Alias Name: 300885-11
Alias Type: Project Code (Site Code)
Alias Name: 60001993
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 04/21/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAMIREZ STREET INVESTIGATION (Continued)

S116490706

Completed Sub Area Name: Not reported
Completed Document Type: Feasibility Study Report
Completed Date: 11/18/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 04/18/2017
Comments: RAP approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 02/18/2015
Comments: Comunity Survey letters mailed out.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 06/06/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Health & Safety Plan
Completed Date: 04/18/2017
Comments: RAP related plans approved along with the RAP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Soils Management Plan
Completed Date: 01/23/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 03/23/2017
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 01/19/2017
Comments: Completed FS

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 01/19/2017
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 01/10/2017

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAMIREZ STREET INVESTIGATION (Continued)

S116490706

Comments: IS signed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/29/2014
Comments: 2014-2015 Estimated Oversight Costs.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/11/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Mitigated Neg. Dec. (MND)
Completed Date: 04/18/2017
Comments: NOD and Neg Dec finalized

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 08/06/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/28/2018
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Design/Implementation Workplan
Future Due Date: 2020
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Remedial Action Completion Report
Future Due Date: 2021
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2020
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:

Name: RAMIREZ STREET INVESTIGATION
Address: APPROXIMATELY 400-FOOT STRETCH OF RAMIREZ STREET LOCATED BETWEEN CENTER AND K
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 60001993
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAMIREZ STREET INVESTIGATION (Continued)

S116490706

Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.01
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Site Code: 300885-11
Assembly: 51
Senate: 24
Special Programs Code: Voluntary Cleanup Program
Status: Active
Status Date: 11/06/2012
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.05446 / -118.2313
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: 30003, 30024, 30025, 3002502, 30027, 30028
Confirmed COC: 30003,30024,30025,3002502,30027,30028
Potential Description: OTH, SOIL
Alias Name: 300885-11
Alias Type: Project Code (Site Code)
Alias Name: 60001993
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 04/21/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Feasibility Study Report
Completed Date: 11/18/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 04/18/2017
Comments: RAP approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 02/18/2015
Comments: Comunity Survey letters mailed out.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 06/06/2016
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAMIREZ STREET INVESTIGATION (Continued)

S116490706

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Health & Safety Plan
Completed Date: 04/18/2017
Comments: RAP related plans approved along with the RAP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Soils Management Plan
Completed Date: 01/23/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 03/23/2017
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 01/19/2017
Comments: Completed FS

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 01/19/2017
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 01/10/2017
Comments: IS signed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/29/2014
Comments: 2014-2015 Estimated Oversight Costs.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/11/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Mitigated Neg. Dec. (MND)
Completed Date: 04/18/2017
Comments: NOD and Neg Dec finalized

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

RAMIREZ STREET INVESTIGATION (Continued)

S116490706

Completed Date: 08/06/2018
 Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Annual Oversight Cost Estimate
 Completed Date: 09/28/2018
 Comments: Not reported

Future Area Name: PROJECT WIDE
 Future Sub Area Name: Not reported
 Future Document Type: Design/Implementation Workplan
 Future Due Date: 2020
 Future Area Name: PROJECT WIDE
 Future Sub Area Name: Not reported
 Future Document Type: Remedial Action Completion Report
 Future Due Date: 2021
 Future Area Name: PROJECT WIDE
 Future Sub Area Name: Not reported
 Future Document Type: Certification
 Future Due Date: 2020
 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

**AR260
 ENE
 1/2-1
 0.903 mi.
 4766 ft.**

**SO CAL GAS/ALISO B MGP
 555 RAMIREZ STREET
 LOS ANGELES, CA 90012**

**EDR MGP 1008407704
 N/A**

Site 2 of 3 in cluster AR

**Relative:
 Higher**

Manufactured Gas Plants:

**Actual:
 281 ft.**

The former Aliso Street Manufactured Gas Plant covered approximately 52 acres in downtown Los Angeles. The site is being investigated as 5 sectors and an overall groundwater unit. The "B" sector consists of 14 acres south of the Cesar Chavez Avenue, west of Keller Street, east of Lyon Street and north of Ramirez Street. Contaminants suspected include petroleum hydrocarbons, volatile organic compounds, cyanide, polycyclic aromatic hydrocarbons and heavy metals. See also Sites 19490235, 19490240, 19490241, 19490242, 19490243, and 19490248. Sector D Former MGP Aliso Street Site History Sector D of the Aliso Street Towne Gas facility covers approximately 11 acres and was the sector historically used for lampblack pits, processing, and storage. An area of the sector was converted to 1,3-Butadiene production in the 1940s. The Metropolitan Transportation Authority (MTA) owns and currently uses the property for offices, storage, and maintenance of buses.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AR261 **PIPER TECHNICAL CENTER**
ENE **555 RAMIREZ**
1/2-1 **LOS ANGELES, CA 90012**
0.903 mi.
4766 ft. **Site 3 of 3 in cluster AR**

ENVIROSTOR **S103664837**
LUST **N/A**
VCP
Cortese
HIST CORTESE
CERS

Relative:
Higher

Actual:
281 ft.

ENVIROSTOR:

Name: SO CAL GAS/ALISO B MGP
Address: 555 RAMIREZ STREET
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 19490244
Status: No Further Action
Status Date: 09/20/2018
Site Code: 301054
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 14
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Assembly: 51
Senate: 24
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.05446
Longitude: -118.2313
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: Benzene Lead Polynuclear aromatic hydrocarbons (PAHs TPH-diesel
TPH-gas 1,3-Butadiene Hexachlorobutadiene Styrene Toluene Xylenes Zinc
Not reported
Confirmed COC: 30525-NO 30550-NO 30019-NO 30024-NO 30025-NO 30100-NO 30312-NO
30003-NO 30013-NO 30593-NO 30594-NO
Potential Description: OTH, SOIL
Alias Name: ALISO B
Alias Type: Alternate Name
Alias Name: SO CAL GAS/ALISO B
Alias Type: Alternate Name
Alias Name: SO. CAL. GAS, ALISO B
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIF GAS CO - ALISO B
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS CO., ALISO B
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY - ALISO
Alias Type: Alternate Name
Alias Name: 110033609370
Alias Type: EPA (FRS #)
Alias Name: 300805
Alias Type: Project Code (Site Code)
Alias Name: 301054

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PIPER TECHNICAL CENTER (Continued)

S103664837

Alias Type: Project Code (Site Code)
Alias Name: 19490244
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 06/07/2000
Comments: Soil contamination exists onsite. Contaminants include PAHs and VOCs.
A Remedial Investigation/Feasibility Study recommended.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 08/29/2005
Comments: DTSC approved surface soil sampling at the Former Aliso Sector B site.
Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 03/16/2007
Comments: DTSC approved RI report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 09/05/2018
Comments: Gas Co. submitted this WP and the consultant informed that DTSC does not need to review because they got the access to the site for a very limited time and going for sampling. Later, DTSC received RI Report and RAW for the Ramirez Street investigation and remediation. Activities have been created for the Ramirez Street Investigation/Remediation separately.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 10/25/1999
Comments: DTSC entered into a Voluntary Cleanup Agreement with Southern California Gas Company to conduct a Preliminary Endangerment Assessment for the Site.

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

LUST:

Name: PIPER TECHNICAL CENTER
Address: 555 RAMIREZ ST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PIPER TECHNICAL CENTER (Continued)

S103664837

City,State,Zip: LOS ANGELES, CA 90012
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700534
Global Id: T0603700534
Latitude: 34.0542408
Longitude: -118.2310237
Status: Open - Site Assessment
Status Date: 03/23/1993
Case Worker: MB
RB Case Number: 900120398
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Site History: Not reported

LUST:

Global Id: T0603700534
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700534
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

LUST:

Global Id: T0603700534
Action Type: RESPONSE
Date: 01/12/2012
Action: Other Report / Document

Global Id: T0603700534
Action Type: RESPONSE
Date: 10/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0603700534
Action Type: RESPONSE
Date: 01/15/2018
Action: Monitoring Report - Quarterly

Global Id: T0603700534
Action Type: RESPONSE
Date: 04/15/2018
Action: Monitoring Report - Quarterly

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PIPER TECHNICAL CENTER (Continued)

S103664837

Global Id:	T0603700534
Action Type:	RESPONSE
Date:	04/15/2019
Action:	Monitoring Report - Quarterly
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	07/15/2019
Action:	Monitoring Report - Quarterly
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	07/15/2017
Action:	Monitoring Report - Quarterly
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	07/15/2018
Action:	Monitoring Report - Quarterly
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	10/15/2017
Action:	Monitoring Report - Quarterly
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	10/15/2016
Action:	Monitoring Report - Quarterly
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	01/15/2019
Action:	Monitoring Report - Quarterly
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	10/15/2018
Action:	Monitoring Report - Quarterly
Global Id:	T0603700534
Action Type:	Other
Date:	03/25/1993
Action:	Leak Stopped
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	06/22/2000
Action:	Preliminary Site Assessment Report
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	04/15/2011
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700534
Action Type:	RESPONSE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PIPER TECHNICAL CENTER (Continued)

S103664837

Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700534
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700534
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700534
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700534
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700534
Action Type: RESPONSE
Date: 10/01/2000
Action: Tank Removal Report / UST Sampling Report

Global Id: T0603700534
Action Type: RESPONSE
Date: 05/18/2000
Action: Other Report / Document

Global Id: T0603700534
Action Type: RESPONSE
Date: 06/21/2002
Action: Other Report / Document

Global Id: T0603700534
Action Type: RESPONSE
Date: 07/26/2005
Action: Remedial Progress Report

Global Id: T0603700534
Action Type: RESPONSE
Date: 03/03/2000
Action: Other Report / Document

Global Id: T0603700534
Action Type: RESPONSE
Date: 07/15/2016
Action: Monitoring Report - Quarterly

Global Id: T0603700534
Action Type: ENFORCEMENT
Date: 12/12/2011
Action: Staff Letter

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PIPER TECHNICAL CENTER (Continued)

S103664837

Global Id:	T0603700534
Action Type:	Other
Date:	03/25/1993
Action:	Leak Reported
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	07/15/2012
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	01/15/2013
Action:	Monitoring Report - Quarterly
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	07/15/2013
Action:	Monitoring Report - Quarterly
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	10/15/2013
Action:	Monitoring Report - Quarterly
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	07/15/2014
Action:	Monitoring Report - Quarterly
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	10/15/2014
Action:	Monitoring Report - Quarterly
Global Id:	T0603700534
Action Type:	ENFORCEMENT
Date:	08/31/2011
Action:	Referral to Regional Board - #1
Global Id:	T0603700534
Action Type:	Other
Date:	03/25/1993
Action:	Leak Discovery
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	07/15/2015
Action:	Monitoring Report - Quarterly
Global Id:	T0603700534
Action Type:	RESPONSE
Date:	01/15/2016
Action:	Monitoring Report - Quarterly
Global Id:	T0603700534
Action Type:	RESPONSE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PIPER TECHNICAL CENTER (Continued)

S103664837

Date: 04/15/2016
Action: Monitoring Report - Quarterly

LUST:

Global Id: T0603700534
Status: Open - Case Begin Date
Status Date: 03/23/1993

Global Id: T0603700534
Status: Open - Site Assessment
Status Date: 03/23/1993

VCP:

Name: SO CAL GAS/ALISO B MGP
Address: 555 RAMIREZ STREET
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 19490244
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 14
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Chand Sultana
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Site Code: 301054
Assembly: 51
Senate: 24
Special Programs Code: Voluntary Cleanup Program
Status: No Further Action
Status Date: 09/20/2018
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.05446 / -118.2313
APN: NONE SPECIFIED
Past Use: MANUFACTURED GAS PLANT
Potential COC: 30003, 30013, 30019, 30024, 30025, 30100, 30312, 30525, 30550, 30593, 30594
Confirmed COC: 30525-NO,30550-NO,30019-NO,30024-NO,30025-NO,30100-NO,30312-NO, 30003-NO,30013-NO,30593-NO,30594-NO
Potential Description: OTH, SOIL
Alias Name: ALISO B
Alias Type: Alternate Name
Alias Name: SO CAL GAS/ALISO B
Alias Type: Alternate Name
Alias Name: SO. CAL. GAS, ALISO B
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIF GAS CO - ALISO B
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS
Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS CO., ALISO B

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PIPER TECHNICAL CENTER (Continued)

S103664837

Alias Type: Alternate Name
Alias Name: SOUTHERN CALIFORNIA GAS COMPANY - ALISO
Alias Type: Alternate Name
Alias Name: 110033609370
Alias Type: EPA (FRS #)
Alias Name: 300805
Alias Type: Project Code (Site Code)
Alias Name: 301054
Alias Type: Project Code (Site Code)
Alias Name: 19490244
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 06/07/2000
Comments: Soil contamination exists onsite. Contaminants include PAHs and VOCs.
A Remedial Investigation/Feasibility Study recommended.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 08/29/2005
Comments: DTSC approved surface soil sampling at the Former Aliso Sector B site.
Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 03/16/2007
Comments: DTSC approved RI report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 09/05/2018
Comments: Gas Co. submitted this WP and the consultant informed that DTSC does not need to review because they got the access to the site for a very limited time and going for sampling. Later, DTSC received RI Report and RAW for the Ramirez Street investigation and remediation. Activities have been created for the Ramirez Street Investigation/Remediation separately.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 10/25/1999
Comments: DTSC entered into a Voluntary Cleanup Agreement with Southern California Gas Company to conduct a Preliminary Endangerment Assessment for the Site.

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PIPER TECHNICAL CENTER (Continued)

S103664837

Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

CORTESE:

Name: PIPER TECHNICAL CENTER
Address: 555 RAMIREZ ST
City,State,Zip: LOS ANGELES, CA 90012
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0603700534
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: OPEN - SITE ASSESSMENT
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

HIST CORTESE:

edr_fname: PIPER TECHNICAL CENTER
edr_fadd1: 555 RAMIREZ
City,State,Zip: LOS ANGELES, CA 90012
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900120398

CERS:

Name: PIPER TECHNICAL CENTER
Address: 555 RAMIREZ ST
City,State,Zip: LOS ANGELES, CA 90012
Site ID: 204169
CERS ID: T0603700534
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PIPER TECHNICAL CENTER (Continued)

S103664837

Affiliation Phone: Not reported
Affiliation Type Desc: Regional Board Caseworker
Entity Name: MAGDY BAIADY - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 2135766699

262
WNW
1/2-1
0.917 mi.
4842 ft.

**GRATTS NEW PRIMARY CENTER
WEST 6TH STREET/BIXEL STREET
LOS ANGELES, CA 90017**

**ENVIROSTOR S105628645
SCH N/A**

**Relative:
Higher
Actual:
376 ft.**

ENVIROSTOR:
Name: GRATTS NEW PRIMARY CENTER
Address: WEST 6TH STREET/BIXEL STREET
City,State,Zip: LOS ANGELES, CA 90017
Facility ID: 19880042
Status: Certified
Status Date: 01/11/2008
Site Code: 304283
Site Type: School Cleanup
Site Type Detailed: School
Acres: 2.8
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05440
Longitude: -118.2620
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: Lead
Confirmed COC: NONE SPECIFIED
Potential Description: IA, SOIL, SV
Alias Name: GRATTS NEW PRIMARY CENTER
Alias Type: Alternate Name
Alias Name: LAUSD-GRATTS NEW PC
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 110033620703
Alias Type: EPA (FRS #)
Alias Name: 304283

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GRATTS NEW PRIMARY CENTER (Continued)

S105628645

Alias Type: Project Code (Site Code)
Alias Name: 19880042
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/12/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 05/15/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 03/25/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 01/09/2007
Comments: Tech memo approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 12/15/2006
Comments: Site previously demolished and graded; requires changes to scope of investigation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 03/28/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 06/15/2007
Comments: DTSC approved the Removal Action Workplan as final.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/06/2007
Comments: fieldwork has been completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 09/26/2007

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GRATTS NEW PRIMARY CENTER (Continued)

S105628645

Comments: Approval of Removal Action Completion Report

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 03/20/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 10/15/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/11/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 01/11/2008
Comments: The project has been certified by management.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 12/30/2008
Comments: The project is now considered complete.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: GRATTS NEW PRIMARY CENTER
Address: WEST 6TH STREET/BIXEL STREET
City,State,Zip: LOS ANGELES, CA 90017
Facility ID: 19880042
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GRATTS NEW PRIMARY CENTER (Continued)

S105628645

Acres: 2.8
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304283
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: Certified
Status Date: 01/11/2008
Restricted Use: NO
Funding: School District
Latitude: 34.05440
Longitude: -118.2620
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: Lead
Confirmed COC: NONE SPECIFIED
Potential Description: IA, SOIL, SV
Alias Name: GRATTS NEW PRIMARY CENTER
Alias Type: Alternate Name
Alias Name: LAUSD-GRATTS NEW PC
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 110033620703
Alias Type: EPA (FRS #)
Alias Name: 304283
Alias Type: Project Code (Site Code)
Alias Name: 19880042
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/12/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 05/15/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 03/25/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GRATTS NEW PRIMARY CENTER (Continued)

S105628645

Completed Date: 01/09/2007
Comments: Tech memo approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 12/15/2006
Comments: Site previously demolished and graded; requires changes to scope of investigation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 03/28/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 06/15/2007
Comments: DTSC approved the Removal Action Workplan as final.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/06/2007
Comments: fieldwork has been completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 09/26/2007
Comments: Approval of Removal Action Completion Report

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 03/20/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 10/15/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/11/2001
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GRATTS NEW PRIMARY CENTER (Continued)

S105628645

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 01/11/2008
Comments: The project has been certified by management.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 12/30/2008
Comments: The project is now considered complete.

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

263
South
1/2-1
0.959 mi.
5065 ft.

CENTRAL REGION 9TH STREET K-8 SPAN SCHOOL
8TH ST./TOWNE AVE./9TH ST./STANFORD AVE.
LOS ANGELES, CA 90021

ENVIROSTOR SCH S109821375
SCH N/A

Relative:
Lower
Actual:
245 ft.

ENVIROSTOR:
Name: CENTRAL REGION 9TH STREET K-8 SPAN SCHOOL
Address: 8TH ST./TOWNE AVE./9TH ST./STANFORD AVE.
City,State,Zip: LOS ANGELES, CA 90021
Facility ID: 60001149
Status: Certified
Status Date: 06/12/2012
Site Code: 304626
Site Type: School Cleanup
Site Type Detailed: School
Acres: 3.76
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Angela Garcia
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 30
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.0361
Longitude: -118.247
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS, FUEL - VEHICLE STORAGE/ REFUELING,
MANUFACTURING - CERAMICS, OFFICE BUILDING, RESIDENTIAL AREA, SCHOOL -
ELEMENTARY, RESIDENTIAL AREA, RETAIL - SERVICE STATION, SCHOOL -
MIDDLE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION 9TH STREET K-8 SPAN SCHOOL (Continued)

S109821375

Potential COC: Arsenic Benzene DDD DDE DDT Lead Methane Polychlorinated biphenyls (PCBs Polynuclear aromatic hydrocarbons (PAHs Tetrachloroethylene (PCE Trichloroethylene (TCE Benzene Polychlorinated biphenyls (PCBs Polynuclear aromatic hydrocarbons (PAHs Tetrachloroethylene (PCE Trichloroethylene (TCE

Confirmed COC: 30001-NO Benzene Lead 30015-NO 30006-NO 30007-NO 30008-NO Polynuclear aromatic hydrocarbons (PAHs Tetrachloroethylene (PCE Polychlorinated biphenyls (PCBs Trichloroethylene (TCE Benzene Polynuclear aromatic hydrocarbons (PAHs Tetrachloroethylene (PCE Polychlorinated biphenyls (PCBs Trichloroethylene (TCE

Potential Description: IA, SOIL, SV, SOIL, SV
Alias Name: 304626
Alias Type: Project Code (Site Code)
Alias Name: 60001149
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/12/2012
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/11/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/17/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/17/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 11/04/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 11/04/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 06/28/2010
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION 9TH STREET K-8 SPAN SCHOOL (Continued)

S109821375

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 07/16/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 11/08/2010
Comments: SSI Adequacy letter completed. Comments to be addressed in RAW.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 03/08/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 12/07/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 01/25/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 02/09/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 02/04/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 02/09/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 02/04/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION 9TH STREET K-8 SPAN SCHOOL (Continued)

S109821375

Completed Date: 03/08/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 4.15 Request
Completed Date: 03/14/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 07/12/2011
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 11/07/2011
Comments: DTSC approved Area B Removal action Completion Report with a no further action determination

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 05/25/2012
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

SCH:

Name: CENTRAL REGION 9TH STREET K-8 SPAN SCHOOL
Address: 8TH ST./TOWNE AVE./9TH ST./STANFORD AVE.
City,State,Zip: LOS ANGELES, CA 90021
Facility ID: 60001149
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 3.76
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Angela Garcia
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304626
Assembly: 53

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION 9TH STREET K-8 SPAN SCHOOL (Continued)

S109821375

Senate: 30
Special Program Status: Voluntary Cleanup Program
Status: Certified
Status Date: 06/12/2012
Restricted Use: NO
Funding: School District
Latitude: 34.0361
Longitude: -118.247
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS, FUEL - VEHICLE STORAGE/ REFUELING, MANUFACTURING - CERAMICS, OFFICE BUILDING, RESIDENTIAL AREA, SCHOOL - ELEMENTARY, RESIDENTIAL AREA, RETAIL - SERVICE STATION, SCHOOL - MIDDLE

Potential COC: Arsenic, Benzene, DDD, DDE, DDT, Lead, Methane, Polychlorinated biphenyls (PCBs, Polynuclear aromatic hydrocarbons (PAHs, Tetrachloroethylene (PCE, Trichloroethylene (TCE, Benzene, Polychlorinated biphenyls (PCBs, Polynuclear aromatic hydrocarbons (PAHs, Tetrachloroethylene (PCE, Trichloroethylene (TCE

Confirmed COC: 30001-NO, Benzene, Lead, 30015-NO, 30006-NO, 30007-NO, 30008-NO, Polynuclear aromatic hydrocarbons (PAHs, Tetrachloroethylene (PCE, Polychlorinated biphenyls (PCBs, Trichloroethylene (TCE, , Benzene, Benzene, Polynuclear aromatic hydrocarbons (PAHs, Tetrachloroethylene (PCE, Polychlorinated biphenyls (PCBs, Trichloroethylene (TCE

Potential Description: IA, SOIL, SV, SOIL, SV
Alias Name: 304626
Alias Type: Project Code (Site Code)
Alias Name: 60001149
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/12/2012
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/11/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/17/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/17/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 11/04/2009

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION 9TH STREET K-8 SPAN SCHOOL (Continued)

S109821375

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 11/04/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 06/28/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 07/16/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 11/08/2010
Comments: SSI Adequacy letter completed. Comments to be addressed in RAW.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 03/08/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 12/07/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 01/25/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 02/09/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 02/04/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION 9TH STREET K-8 SPAN SCHOOL (Continued)

S109821375

Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 02/09/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 02/04/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 03/08/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 4.15 Request
Completed Date: 03/14/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 07/12/2011
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 11/07/2011
Comments: DTSC approved Area B Removal action Completion Report with a no further action determination

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 05/25/2012
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

264
NE
1/2-1
0.960 mi.
5068 ft.

MOGUL CORPORATION
967 NORTH VIGNES STREET
LOS ANGELES, CA 90012

ENVIROSTOR **S101481023**
N/A

Relative:
Higher
Actual:
288 ft.

ENVIROSTOR:
Name: MOGUL CORPORATION
Address: 967 NORTH VIGNES STREET
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 19510059
Status: No Further Action
Status Date: 09/09/1985
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: 0
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: * Frances Collier
Division Branch: Cleanup Chatsworth
Assembly: 51
Senate: 24
Special Program: EPA - PASI
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: EPA Grant
Latitude: 34.05848
Longitude: -118.2327
APN: 5409016026
Past Use: MANUFACTURING - CHEMICALS
Potential COC: Arsenic Chromium VI
Confirmed COC: 30153-NO 30001-NO
Potential Description: SOIL, SV
Alias Name: SKASOL OF SOUTHERN CALIFORNIA INC
Alias Type: Alternate Name
Alias Name: 5409016026
Alias Type: APN
Alias Name: CAD056437460
Alias Type: EPA Identification Number
Alias Name: 110002650774
Alias Type: EPA (FRS #)
Alias Name: 19510059
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: 12/04/1987
Comments: SITE SCREENING DONE ON CERCLIS

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 02/05/1984
Comments: T/C W/ D.BORES & D.WILBUR,MOGUL,216-272- 1353 - 1)SOURCE ACT: BLEND & PACKAGE WATER TREATMENT CHEM. 2)WASTE: (MOGUL) HAULED BY CHEMICAL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOGUL CORPORATION (Continued)

S101481023

WASTE MFMT.(SKASOL) ONSITE DISP-EVAP/PERCOLATION ON SOILLAND SODIUM DICHROMATE,BASES,DICHLOROBENZEN, HYDRAZINE,HYDROCHLORIC,SULFURIC ACID, FINAL STRATEGY RECOM INSP, SAMPLING, & SOIL ANALYSIS SUBMIT TO EPA PRELIM ASSESS DONE RCRA 3012

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 09/28/1983
Comments: FACILITY IDENTIFIED ID FROM ERRIS

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

265
NE
1/2-1
0.971 mi.
5126 ft.

MAGNUS COMPANY, INC
860 NORTH MAIN STREET
LOS ANGELES, CA 90012

ENVIROSTOR S101480911
N/A

Relative:
Higher
Actual:
291 ft.

ENVIROSTOR:
Name: MAGNUS COMPANY, INC
Address: 860 NORTH MAIN STREET
City,State,Zip: LOS ANGELES, CA 90012
Facility ID: 19370356
Status: No Further Action
Status Date: 01/24/1984
Site Code: Not reported
Site Type: Historical
Site Type Detailed: * Historical
Acres: 0
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: * Mmonroy
Division Branch: Cleanup Chatsworth
Assembly: 51
Senate: 24
Special Program: * RCRA 3012 - Past Haz Waste Disp Inven Site
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.06083
Longitude: -118.2352
APN: NONE SPECIFIED
Past Use: MANUFACTURING - METAL
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: 31000-NO
Potential Description: NMA
Alias Name: CAD980636138

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAGNUS COMPANY, INC (Continued)

S101480911

Alias Type: EPA Identification Number
Alias Name: 19370355
Alias Type: Envirostor ID Number
Alias Name: 19370356
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: 10/27/1994
Comments: Database verification project confirms NFA for DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 01/24/1984
Comments: FACILITY DRIVE-BY ASAP. ZONING & ACTIVITY CHANGES AT THIS AREA-US
POSTAL SERVICE BLDG. SUBMIT TO EPA PRELIM ASSESS DONE RCRA 3012

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 09/28/1983
Comments: FACILITY IDENTIFIED ID FROM ERRIS

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Count: 3 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LOS ANGELES	S114566161	3RD STREET MAINTENACE STATION	1751 3RD STREET, EAST		RGA LUST
LOS ANGELES	S123430606	MARINE PROTEIN INC	LOS ANGELES FISH HARBOR AREA		DRYCLEANERS
LOS ANGELES	S120714330	LINK STATION US PROJECT	800 NORTH UNION STATION	90012	ENVIROSTOR, VCP

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/25/2019	Source: EPA
Date Data Arrived at EDR: 11/07/2019	Telephone: N/A
Date Made Active in Reports: 11/20/2019	Last EDR Contact: 01/03/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 04/13/2020
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/25/2019	Source: EPA
Date Data Arrived at EDR: 11/07/2019	Telephone: N/A
Date Made Active in Reports: 11/20/2019	Last EDR Contact: 01/03/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 04/13/2020
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 11/20/2019
Number of Days to Update: 13

Source: EPA
Telephone: N/A
Last EDR Contact: 01/03/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/05/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 11/21/2019
Number of Days to Update: 14

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 01/03/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 10/25/2019	Source: EPA
Date Data Arrived at EDR: 11/07/2019	Telephone: 800-424-9346
Date Made Active in Reports: 11/21/2019	Last EDR Contact: 01/03/2020
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/27/2020
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/16/2019	Source: EPA
Date Data Arrived at EDR: 12/16/2019	Telephone: 800-424-9346
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 12/16/2019
Number of Days to Update: 4	Next Scheduled EDR Contact: 04/06/2020
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: (415) 495-8895
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 12/16/2019
Number of Days to Update: 4	Next Scheduled EDR Contact: 04/06/2020
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: (415) 495-8895
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 12/16/2019
Number of Days to Update: 4	Next Scheduled EDR Contact: 04/06/2020
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: (415) 495-8895
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 12/16/2019
Number of Days to Update: 4	Next Scheduled EDR Contact: 04/06/2020
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: (415) 495-8895
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 12/16/2019
Number of Days to Update: 4	Next Scheduled EDR Contact: 04/06/2020
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/13/2019	Source: Department of the Navy
Date Data Arrived at EDR: 08/20/2019	Telephone: 843-820-7326
Date Made Active in Reports: 08/26/2019	Last EDR Contact: 11/07/2019
Number of Days to Update: 6	Next Scheduled EDR Contact: 02/24/2020
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 08/19/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/20/2019	Telephone: 703-603-0695
Date Made Active in Reports: 08/26/2019	Last EDR Contact: 11/22/2019
Number of Days to Update: 6	Next Scheduled EDR Contact: 03/09/2020
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 08/19/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/20/2019	Telephone: 703-603-0695
Date Made Active in Reports: 08/26/2019	Last EDR Contact: 11/22/2019
Number of Days to Update: 6	Next Scheduled EDR Contact: 03/09/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/09/2019

Date Data Arrived at EDR: 09/09/2019

Date Made Active in Reports: 09/23/2019

Number of Days to Update: 14

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 12/19/2019

Next Scheduled EDR Contact: 04/06/2020

Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 10/28/2019

Date Data Arrived at EDR: 10/29/2019

Date Made Active in Reports: 01/07/2020

Number of Days to Update: 70

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 10/29/2019

Next Scheduled EDR Contact: 02/10/2020

Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 10/28/2019

Date Data Arrived at EDR: 10/29/2019

Date Made Active in Reports: 01/07/2020

Number of Days to Update: 70

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 10/29/2019

Next Scheduled EDR Contact: 02/10/2020

Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/11/2019

Date Data Arrived at EDR: 11/12/2019

Date Made Active in Reports: 01/08/2020

Number of Days to Update: 57

Source: Department of Resources Recycling and Recovery

Telephone: 916-341-6320

Last EDR Contact: 11/12/2019

Next Scheduled EDR Contact: 02/24/2020

Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005	Source: California Regional Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 02/15/2005	Telephone: 909-782-4496
Date Made Active in Reports: 03/28/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 08/01/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/09/2019	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/09/2019	Telephone: see region list
Date Made Active in Reports: 10/31/2019	Last EDR Contact: 12/10/2019
Number of Days to Update: 52	Next Scheduled EDR Contact: 03/23/2020
	Data Release Frequency: Quarterly

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001	Source: California Regional Water Quality Control Board North Coast (1)
Date Data Arrived at EDR: 02/28/2001	Telephone: 707-570-3769
Date Made Active in Reports: 03/29/2001	Last EDR Contact: 08/01/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005	Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Date Data Arrived at EDR: 06/07/2005	Telephone: 760-241-7365
Date Made Active in Reports: 06/29/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/08/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 79

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/12/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/01/2019	Source: EPA Region 6
Date Data Arrived at EDR: 07/29/2019	Telephone: 214-665-6597
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 01/24/2020
Number of Days to Update: 80	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/29/2019	Telephone: 415-972-3372
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 01/24/2020
Number of Days to Update: 80	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/16/2019	Source: EPA Region 10
Date Data Arrived at EDR: 07/29/2019	Telephone: 206-553-2857
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 01/24/2020
Number of Days to Update: 80	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/02/2019	Source: EPA Region 8
Date Data Arrived at EDR: 10/22/2019	Telephone: 303-312-6271
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 01/24/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/11/2019	Source: EPA Region 1
Date Data Arrived at EDR: 07/29/2019	Telephone: 617-918-1313
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 01/24/2020
Number of Days to Update: 80	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 07/02/2019	Source: EPA Region 7
Date Data Arrived at EDR: 10/16/2019	Telephone: 913-551-7003
Date Made Active in Reports: 10/24/2019	Last EDR Contact: 12/16/2020
Number of Days to Update: 8	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/09/2019	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/09/2019	Telephone: 866-480-1028
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 12/10/2019
Number of Days to Update: 58	Next Scheduled EDR Contact: 03/23/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 08/27/2019
Date Data Arrived at EDR: 08/28/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 75

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/21/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 09/09/2019	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/09/2019	Telephone: 866-480-1028
Date Made Active in Reports: 11/01/2019	Last EDR Contact: 12/10/2019
Number of Days to Update: 53	Next Scheduled EDR Contact: 03/23/2020
	Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 09/06/2019	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/09/2019	Telephone: 916-327-7844
Date Made Active in Reports: 10/31/2019	Last EDR Contact: 12/10/2019
Number of Days to Update: 52	Next Scheduled EDR Contact: 03/23/2020
	Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/12/2016	Telephone: 916-327-5092
Date Made Active in Reports: 09/19/2016	Last EDR Contact: 12/11/2019
Number of Days to Update: 69	Next Scheduled EDR Contact: 03/30/2020
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/16/2019	Source: EPA Region 10
Date Data Arrived at EDR: 07/30/2019	Telephone: 206-553-2857
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 01/24/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/02/2019	Source: EPA Region 7
Date Data Arrived at EDR: 07/29/2019	Telephone: 913-551-7003
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 01/24/2020
Number of Days to Update: 80	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2019	Source: EPA Region 9
Date Data Arrived at EDR: 07/29/2019	Telephone: 415-972-3368
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 01/24/2020
Number of Days to Update: 80	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/02/2019	Source: EPA Region 8
Date Data Arrived at EDR: 10/22/2019	Telephone: 303-312-6137
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 01/24/2020
Number of Days to Update: 20	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/01/2019	Source: EPA Region 6
Date Data Arrived at EDR: 07/29/2019	Telephone: 214-665-7591
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 01/24/2020
Number of Days to Update: 80	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/08/2019	Source: EPA Region 5
Date Data Arrived at EDR: 07/29/2019	Telephone: 312-886-6136
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 01/24/2020
Number of Days to Update: 80	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations).

Date of Government Version: 04/12/2019	Source: EPA Region 4
Date Data Arrived at EDR: 07/29/2019	Telephone: 404-562-9424
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 01/24/2020
Number of Days to Update: 80	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/11/2019	Source: EPA, Region 1
Date Data Arrived at EDR: 07/30/2019	Telephone: 617-918-1313
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 01/24/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 12/17/2019
Number of Days to Update: 142	Next Scheduled EDR Contact: 04/06/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 10/28/2019	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 10/29/2019	Telephone: 916-323-3400
Date Made Active in Reports: 01/07/2020	Last EDR Contact: 10/29/2019
Number of Days to Update: 70	Next Scheduled EDR Contact: 02/10/2020
	Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfields Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 09/23/2019	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/24/2019	Telephone: 916-323-7905
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 12/19/2019
Number of Days to Update: 43	Next Scheduled EDR Contact: 04/06/2020
	Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/03/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/04/2019	Telephone: 202-566-2777
Date Made Active in Reports: 08/26/2019	Last EDR Contact: 12/16/2019
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/30/2020
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/07/2019
Number of Days to Update: 59

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/15/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 69

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 11/07/2019
Next Scheduled EDR Contact: 02/24/2020
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/28/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 11/01/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 06/11/2019	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 06/13/2019	Telephone: 202-307-1000
Date Made Active in Reports: 09/03/2019	Last EDR Contact: 11/20/2019
Number of Days to Update: 82	Next Scheduled EDR Contact: 03/09/2020
	Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/03/2006	Telephone: 916-323-3400
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 02/23/2009
Number of Days to Update: 21	Next Scheduled EDR Contact: 05/25/2009
	Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 10/28/2019	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 10/29/2019	Telephone: 916-323-3400
Date Made Active in Reports: 01/07/2020	Last EDR Contact: 10/29/2019
Number of Days to Update: 70	Next Scheduled EDR Contact: 02/10/2020
	Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2018	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 07/16/2019	Telephone: 916-255-6504
Date Made Active in Reports: 09/24/2019	Last EDR Contact: 01/06/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 04/20/2020
	Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/30/1995	Telephone: 916-227-4364
Date Made Active in Reports: 09/26/1995	Last EDR Contact: 01/26/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/27/2009
	Data Release Frequency: No Update Planned

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/21/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/02/2020
Number of Days to Update: 72

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 01/22/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/20/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 57

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 08/20/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 11/20/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 08/01/2019
Date Data Arrived at EDR: 08/02/2019
Date Made Active in Reports: 10/11/2019
Number of Days to Update: 70

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 10/31/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 10/21/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/03/2020
Number of Days to Update: 73

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/22/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 08/29/2019
Date Data Arrived at EDR: 08/30/2019
Date Made Active in Reports: 10/29/2019
Number of Days to Update: 60

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 11/20/2019
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 01/03/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 09/03/2019	Source: DTSC and SWRCB
Date Data Arrived at EDR: 09/04/2019	Telephone: 916-323-3400
Date Made Active in Reports: 11/05/2019	Last EDR Contact: 12/04/2019
Number of Days to Update: 62	Next Scheduled EDR Contact: 03/16/2020
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/24/2019	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 06/26/2019	Telephone: 202-366-4555
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 12/06/2019
Number of Days to Update: 89	Next Scheduled EDR Contact: 04/06/2020
	Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 05/15/2019	Source: Office of Emergency Services
Date Data Arrived at EDR: 06/24/2019	Telephone: 916-845-8400
Date Made Active in Reports: 08/21/2019	Last EDR Contact: 01/22/2020
Number of Days to Update: 58	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/09/2019	Source: State Water Quality Control Board
Date Data Arrived at EDR: 09/09/2019	Telephone: 866-480-1028
Date Made Active in Reports: 11/05/2019	Last EDR Contact: 12/10/2019
Number of Days to Update: 57	Next Scheduled EDR Contact: 03/23/2020
	Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/09/2019	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/09/2019	Telephone: 866-480-1028
Date Made Active in Reports: 11/05/2019	Last EDR Contact: 12/10/2019
Number of Days to Update: 57	Next Scheduled EDR Contact: 03/23/2020
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: (415) 495-8895
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 12/16/2019
Number of Days to Update: 4	Next Scheduled EDR Contact: 04/06/2020
	Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 05/15/2019	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 05/21/2019	Telephone: 202-528-4285
Date Made Active in Reports: 08/08/2019	Last EDR Contact: 11/19/2019
Number of Days to Update: 79	Next Scheduled EDR Contact: 03/02/2020
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 01/10/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 04/20/2020
	Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 01/09/2020
Number of Days to Update: 574	Next Scheduled EDR Contact: 04/20/2020
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 02/24/2020
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/23/2019
Date Data Arrived at EDR: 09/24/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 10/31/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/08/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/20/2019
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 11/16/2018
Date Made Active in Reports: 11/21/2019
Number of Days to Update: 370

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/22/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 10/23/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 84

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 11/20/2019
Number of Days to Update: 13

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 01/03/2020
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/25/2019
Date Data Arrived at EDR: 05/02/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/21/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2019	Source: EPA
Date Data Arrived at EDR: 11/07/2019	Telephone: 202-564-6023
Date Made Active in Reports: 11/21/2019	Last EDR Contact: 01/03/2020
Number of Days to Update: 14	Next Scheduled EDR Contact: 02/17/2020
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019	Source: EPA
Date Data Arrived at EDR: 10/11/2019	Telephone: 202-566-0500
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 01/10/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 04/20/2020
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 01/06/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/20/2020
	Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/25/2019	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 10/25/2019	Telephone: 301-415-7169
Date Made Active in Reports: 01/15/2020	Last EDR Contact: 01/21/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018	Source: Department of Energy
Date Data Arrived at EDR: 12/04/2019	Telephone: 202-586-8719
Date Made Active in Reports: 01/15/2020	Last EDR Contact: 12/04/2019
Number of Days to Update: 42	Next Scheduled EDR Contact: 03/16/2020
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 11/25/2019
Number of Days to Update: 251	Next Scheduled EDR Contact: 03/16/2020
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/30/2017	Telephone: 202-566-0517
Date Made Active in Reports: 12/15/2017	Last EDR Contact: 11/06/2019
Number of Days to Update: 15	Next Scheduled EDR Contact: 02/17/2020
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 12/20/2019
Number of Days to Update: 84	Next Scheduled EDR Contact: 04/13/2020
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 78

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/29/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2019
Date Data Arrived at EDR: 10/09/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 72

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/16/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/07/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 11/04/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/01/2019
Date Data Arrived at EDR: 08/21/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 82

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/15/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 11/20/2019
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 01/03/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/01/2019
Date Data Arrived at EDR: 08/27/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 76

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/25/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/17/2019
Date Data Arrived at EDR: 09/18/2019
Date Made Active in Reports: 12/03/2019
Number of Days to Update: 76

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/22/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/22/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/10/2019
Date Data Arrived at EDR: 09/10/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 37

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/04/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 08/12/2019
Date Data Arrived at EDR: 09/04/2019
Date Made Active in Reports: 12/03/2019
Number of Days to Update: 90

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 12/04/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 01/17/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 74

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/13/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/26/2018	Telephone: 202-564-0527
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 11/20/2019
Number of Days to Update: 71	Next Scheduled EDR Contact: 03/09/2020
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 10/06/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/08/2019	Telephone: 202-564-2280
Date Made Active in Reports: 01/02/2020	Last EDR Contact: 01/07/2020
Number of Days to Update: 86	Next Scheduled EDR Contact: 04/20/2020
	Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/19/2019	Source: EPA
Date Data Arrived at EDR: 08/20/2019	Telephone: 800-385-6164
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 11/19/2019
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/02/2020
	Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/23/2019	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 09/24/2019	Telephone: 916-323-3400
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 12/20/2019
Number of Days to Update: 43	Next Scheduled EDR Contact: 04/06/2020
	Data Release Frequency: Quarterly

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 10/31/2019	Source: San Francisco County Department of Environmental Health
Date Data Arrived at EDR: 11/01/2019	Telephone: 415-252-3896
Date Made Active in Reports: 12/11/2019	Last EDR Contact: 10/31/2019
Number of Days to Update: 40	Next Scheduled EDR Contact: 02/17/2020
	Data Release Frequency: Varies

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 07/17/2019
Number of Days to Update: 64

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 02/24/2020
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 09/27/2019
Date Data Arrived at EDR: 10/01/2019
Date Made Active in Reports: 11/07/2019
Number of Days to Update: 37

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 11/20/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 08/28/2019
Date Data Arrived at EDR: 08/30/2019
Date Made Active in Reports: 10/29/2019
Number of Days to Update: 60

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 09/06/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/12/2019
Number of Days to Update: 62

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/24/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 59

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 03/29/2020
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/22/2019
Date Made Active in Reports: 09/26/2019
Number of Days to Update: 66

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 01/22/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 10/17/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/02/2020
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/08/2019	Source: California Integrated Waste Management Board
Date Data Arrived at EDR: 11/12/2019	Telephone: 916-341-6066
Date Made Active in Reports: 01/08/2020	Last EDR Contact: 11/07/2019
Number of Days to Update: 57	Next Scheduled EDR Contact: 02/24/2020
	Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2017	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 05/29/2019	Telephone: 916-255-1136
Date Made Active in Reports: 07/22/2019	Last EDR Contact: 01/24/2020
Number of Days to Update: 54	Next Scheduled EDR Contact: 04/20/2020
	Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 11/18/2019	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/19/2019	Telephone: 877-786-9427
Date Made Active in Reports: 01/23/2020	Last EDR Contact: 11/19/2019
Number of Days to Update: 65	Next Scheduled EDR Contact: 03/02/2020
	Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/22/2009	Telephone: 916-323-3400
Date Made Active in Reports: 04/08/2009	Last EDR Contact: 01/22/2009
Number of Days to Update: 76	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/18/2019	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/19/2019	Telephone: 916-323-3400
Date Made Active in Reports: 01/23/2020	Last EDR Contact: 11/19/2019
Number of Days to Update: 65	Next Scheduled EDR Contact: 03/02/2020
	Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/07/2019	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 10/08/2019	Telephone: 916-440-7145
Date Made Active in Reports: 11/07/2019	Last EDR Contact: 01/07/2020
Number of Days to Update: 30	Next Scheduled EDR Contact: 04/20/2020
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 09/09/2019	Source: Department of Conservation
Date Data Arrived at EDR: 09/09/2019	Telephone: 916-322-1080
Date Made Active in Reports: 11/05/2019	Last EDR Contact: 12/10/2019
Number of Days to Update: 57	Next Scheduled EDR Contact: 03/23/2020
	Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 07/19/2019	Source: Department of Public Health
Date Data Arrived at EDR: 09/04/2019	Telephone: 916-558-1784
Date Made Active in Reports: 11/05/2019	Last EDR Contact: 12/04/2019
Number of Days to Update: 62	Next Scheduled EDR Contact: 03/16/2020
	Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 11/11/2019	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/12/2019	Telephone: 916-445-9379
Date Made Active in Reports: 01/08/2020	Last EDR Contact: 11/12/2019
Number of Days to Update: 57	Next Scheduled EDR Contact: 02/24/2020
	Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 09/03/2019	Source: Department of Pesticide Regulation
Date Data Arrived at EDR: 09/04/2019	Telephone: 916-445-4038
Date Made Active in Reports: 11/05/2019	Last EDR Contact: 12/04/2019
Number of Days to Update: 62	Next Scheduled EDR Contact: 03/16/2020
	Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/09/2019	Source: Department of Conservation
Date Data Arrived at EDR: 09/09/2019	Telephone: 916-323-3836
Date Made Active in Reports: 11/05/2019	Last EDR Contact: 12/10/2019
Number of Days to Update: 57	Next Scheduled EDR Contact: 03/23/2020
	Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/16/2019	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/18/2019	Telephone: 916-445-3846
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 12/11/2019
Number of Days to Update: 49	Next Scheduled EDR Contact: 03/30/2020
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 08/20/2019	Source: Department of Conservation
Date Data Arrived at EDR: 08/20/2019	Telephone: 916-445-2408
Date Made Active in Reports: 11/18/2019	Last EDR Contact: 12/10/2019
Number of Days to Update: 90	Next Scheduled EDR Contact: 03/23/2020
	Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)

Underground control injection sites

Date of Government Version: 09/09/2019	Source: State Water Resource Control Board
Date Data Arrived at EDR: 09/09/2019	Telephone: 866-480-1028
Date Made Active in Reports: 11/01/2019	Last EDR Contact: 12/10/2019
Number of Days to Update: 53	Next Scheduled EDR Contact: 03/23/2020
	Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 05/08/2018	Source: RWQCB, Central Valley Region
Date Data Arrived at EDR: 07/11/2018	Telephone: 559-445-5577
Date Made Active in Reports: 09/13/2018	Last EDR Contact: 01/07/2020
Number of Days to Update: 64	Next Scheduled EDR Contact: 04/20/2020
	Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/20/2007	Telephone: 916-341-5227
Date Made Active in Reports: 06/29/2007	Last EDR Contact: 11/14/2019
Number of Days to Update: 9	Next Scheduled EDR Contact: 03/02/2020
	Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009	Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/21/2009	Telephone: 213-576-6726
Date Made Active in Reports: 08/03/2009	Last EDR Contact: 12/17/2019
Number of Days to Update: 13	Next Scheduled EDR Contact: 04/06/2020
	Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 09/09/2019	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/09/2019	Telephone: 866-480-1028
Date Made Active in Reports: 11/01/2019	Last EDR Contact: 12/10/2019
Number of Days to Update: 53	Next Scheduled EDR Contact: 03/23/2020
	Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/01/2019
Number of Days to Update: 53

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 58

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 09/03/2019
Date Data Arrived at EDR: 09/04/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 62

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 12/04/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 10/21/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/03/2020
Number of Days to Update: 73

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/22/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/01/2019
Number of Days to Update: 53

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/01/2019
Number of Days to Update: 53

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 09/09/2019

Date Data Arrived at EDR: 09/09/2019

Date Made Active in Reports: 11/01/2019

Number of Days to Update: 53

Source: State Water Resources Control Board

Telephone: 866-480-1028

Last EDR Contact: 12/10/2019

Next Scheduled EDR Contact: 03/23/2020

Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 09/09/2019

Date Data Arrived at EDR: 09/09/2019

Date Made Active in Reports: 11/01/2019

Number of Days to Update: 53

Source: State Water Resources Control Board

Telephone: 866-480-1028

Last EDR Contact: 12/10/2019

Next Scheduled EDR Contact: 03/23/2020

Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 09/09/2019

Date Data Arrived at EDR: 09/09/2019

Date Made Active in Reports: 11/01/2019

Number of Days to Update: 53

Source: State Water Resources Control Board

Telephone: 866-480-1028

Last EDR Contact: 12/10/2019

Next Scheduled EDR Contact: 03/23/2020

Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018

Date Data Arrived at EDR: 10/21/2019

Date Made Active in Reports: 10/24/2019

Number of Days to Update: 3

Source: USGS

Telephone: 703-648-6533

Last EDR Contact: 11/22/2019

Next Scheduled EDR Contact: 03/09/2020

Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A

Date Data Arrived at EDR: N/A

Date Made Active in Reports: N/A

Number of Days to Update: N/A

Source: EDR, Inc.

Telephone: N/A

Last EDR Contact: N/A

Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/02/2019
Date Data Arrived at EDR: 10/03/2019
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 34

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List Cupa Facility List

Date of Government Version: 09/06/2019
Date Data Arrived at EDR: 09/10/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 51

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing Cupa Facility Listing

Date of Government Version: 08/05/2019
Date Data Arrived at EDR: 08/07/2019
Date Made Active in Reports: 10/09/2019
Number of Days to Update: 63

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 12/03/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List Cupa facility list.

Date of Government Version: 08/14/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 10/31/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SL CONTRA COSTA: Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/20/2019
Date Data Arrived at EDR: 08/23/2019
Date Made Active in Reports: 10/22/2019
Number of Days to Update: 60

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 10/28/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List Cupa Facility list

Date of Government Version: 10/11/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 12/11/2019
Number of Days to Update: 43

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List CUPA facility list.

Date of Government Version: 09/06/2019
Date Data Arrived at EDR: 09/12/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 49

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 10/28/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/08/2019
Date Data Arrived at EDR: 10/10/2019
Date Made Active in Reports: 12/11/2019
Number of Days to Update: 62

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 01/03/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA HUMBOLDT: CUPA Facility List CUPA facility list.

Date of Government Version: 11/13/2019
Date Data Arrived at EDR: 11/14/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 70

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 10/30/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List Cupa facility list.

Date of Government Version: 10/17/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/02/2020
Number of Days to Update: 72

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

KERN COUNTY:

UST KERN: Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 11/05/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 64

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 10/31/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/14/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 11/25/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Varies

LAKE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA LAKE: CUPA Facility List Cupa facility list

Date of Government Version: 08/16/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 01/08/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List Cupa facility list

Date of Government Version: 07/22/2019
Date Data Arrived at EDR: 07/23/2019
Date Made Active in Reports: 09/26/2019
Number of Days to Update: 65

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 12/11/2019
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 09/26/2019
Date Data Arrived at EDR: 10/04/2019
Date Made Active in Reports: 11/07/2019
Number of Days to Update: 34

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/15/2019
Date Data Arrived at EDR: 10/16/2019
Date Made Active in Reports: 12/12/2019
Number of Days to Update: 57

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 01/14/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 01/15/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 51

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 01/13/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LOS ANGELES AST: Active & Inactive AST Inventory

A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/25/2019	Telephone: 213-978-3800
Date Made Active in Reports: 08/22/2019	Last EDR Contact: 12/20/2019
Number of Days to Update: 58	Next Scheduled EDR Contact: 04/06/2020
	Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 04/30/2012	Source: Los Angeles County Department of Public Works
Date Data Arrived at EDR: 04/17/2019	Telephone: 626-458-6973
Date Made Active in Reports: 05/29/2019	Last EDR Contact: 01/17/2020
Number of Days to Update: 42	Next Scheduled EDR Contact: 04/27/2020
	Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/25/2019	Telephone: 213-978-3800
Date Made Active in Reports: 08/22/2019	Last EDR Contact: 12/20/2019
Number of Days to Update: 58	Next Scheduled EDR Contact: 04/06/2020
	Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 06/01/2019	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/25/2019	Telephone: 213-978-3800
Date Made Active in Reports: 08/22/2019	Last EDR Contact: 12/20/2019
Number of Days to Update: 58	Next Scheduled EDR Contact: 04/06/2020
	Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 10/01/2019	Source: Community Health Services
Date Data Arrived at EDR: 10/29/2019	Telephone: 323-890-7806
Date Made Active in Reports: 01/08/2020	Last EDR Contact: 01/14/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 04/27/2020
	Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017	Source: City of El Segundo Fire Department
Date Data Arrived at EDR: 04/19/2017	Telephone: 310-524-2236
Date Made Active in Reports: 05/10/2017	Last EDR Contact: 01/13/2020
Number of Days to Update: 21	Next Scheduled EDR Contact: 04/27/2020
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 04/23/2019	Telephone: 562-570-2563
Date Made Active in Reports: 06/27/2019	Last EDR Contact: 01/17/2020
Number of Days to Update: 65	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 06/27/2019	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 07/30/2019	Telephone: 310-618-2973
Date Made Active in Reports: 10/02/2019	Last EDR Contact: 01/17/2020
Number of Days to Update: 64	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/22/2019	Source: Madera County Environmental Health
Date Data Arrived at EDR: 08/26/2019	Telephone: 559-675-7823
Date Made Active in Reports: 10/29/2019	Last EDR Contact: 11/14/2019
Number of Days to Update: 64	Next Scheduled EDR Contact: 03/02/2020
	Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018	Source: Public Works Department Waste Management
Date Data Arrived at EDR: 10/04/2018	Telephone: 415-473-6647
Date Made Active in Reports: 11/02/2018	Last EDR Contact: 12/19/2019
Number of Days to Update: 29	Next Scheduled EDR Contact: 04/13/2020
	Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/18/2019	Source: Merced County Environmental Health
Date Data Arrived at EDR: 11/20/2019	Telephone: 209-381-1094
Date Made Active in Reports: 01/03/2020	Last EDR Contact: 11/14/2019
Number of Days to Update: 44	Next Scheduled EDR Contact: 03/02/2020
	Data Release Frequency: Varies

MONO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA MONO: CUPA Facility List CUPA Facility List

Date of Government Version: 08/21/2019
Date Data Arrived at EDR: 09/03/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 58

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 11/20/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing CUPA Program listing from the Environmental Health Division.

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 50

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/20/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/20/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List CUPA facility list.

Date of Government Version: 10/30/2019
Date Data Arrived at EDR: 10/30/2019
Date Made Active in Reports: 12/11/2019
Number of Days to Update: 42

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups Petroleum and non-petroleum spills.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/10/2019
Date Data Arrived at EDR: 08/07/2019
Date Made Active in Reports: 10/09/2019
Number of Days to Update: 63

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/04/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 07/10/2019
Date Data Arrived at EDR: 08/09/2019
Date Made Active in Reports: 10/09/2019
Number of Days to Update: 61

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/04/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 10/04/2019
Date Data Arrived at EDR: 11/05/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 64

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/05/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 09/03/2019
Date Data Arrived at EDR: 09/05/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 61

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List

Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/17/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 12/13/2019
Number of Days to Update: 52

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/16/2019
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST RIVERSIDE: Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 10/17/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/03/2020
Number of Days to Update: 73

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/16/2019
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 08/06/2019
Date Data Arrived at EDR: 10/01/2019
Date Made Active in Reports: 11/07/2019
Number of Days to Update: 37

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/23/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/07/2019
Date Data Arrived at EDR: 10/01/2019
Date Made Active in Reports: 11/08/2019
Number of Days to Update: 38

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/23/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List

Cupa facility list

Date of Government Version: 11/14/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 69

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 08/29/2019
Date Data Arrived at EDR: 08/30/2019
Date Made Active in Reports: 10/29/2019
Number of Days to Update: 60

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 11/04/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/03/2019
Date Data Arrived at EDR: 09/04/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 62

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/04/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 10/16/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 12/13/2019
Number of Days to Update: 52

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 11/25/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

LUST SAN FRANCISCO: Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 10/31/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/01/2019
Date Data Arrived at EDR: 08/02/2019
Date Made Active in Reports: 10/08/2019
Number of Days to Update: 67

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 01/07/2020
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/11/2019
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List Cupa Facility List.

Date of Government Version: 08/14/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 12/11/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 09/03/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 57

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/05/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA SANTA CLARA: Cupa Facility List Cupa facility list

Date of Government Version: 11/18/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 65

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 11/20/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 10/30/2019
Date Data Arrived at EDR: 11/01/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 68

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 10/31/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Varies

SOLANO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST SOLANO: Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 11/25/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 08/28/2019
Date Data Arrived at EDR: 08/30/2019
Date Made Active in Reports: 10/29/2019
Number of Days to Update: 60

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List

Cupa Facility list

Date of Government Version: 06/18/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 29

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 10/02/2019
Date Made Active in Reports: 11/07/2019
Number of Days to Update: 36

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 12/17/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List

Cupa facility list

Date of Government Version: 11/04/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 62

Source: Stanislaus County Department of Environmental Protection
Telephone: 209-525-6751
Last EDR Contact: 01/13/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 08/29/2019
Date Data Arrived at EDR: 09/03/2019
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 64

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA TEHAMA: CUPA Facility List Cupa facilities

Date of Government Version: 05/20/2019
Date Data Arrived at EDR: 05/21/2019
Date Made Active in Reports: 07/18/2019
Number of Days to Update: 58

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List Cupa facility list

Date of Government Version: 10/17/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/02/2020
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List Cupa program facilities

Date of Government Version: 08/12/2019
Date Data Arrived at EDR: 08/14/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 64

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 11/04/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 05/29/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 09/30/2019
Number of Days to Update: 63

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/21/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/07/2019
Next Scheduled EDR Contact: 02/24/2020
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/26/2019
Date Data Arrived at EDR: 10/23/2019
Date Made Active in Reports: 12/13/2019
Number of Days to Update: 51

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 01/21/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 07/26/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 09/25/2019
Date Data Arrived at EDR: 10/01/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 30

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 11/04/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 63

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 10/25/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 05/14/2019	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 05/14/2019	Telephone: 860-424-3375
Date Made Active in Reports: 08/05/2019	Last EDR Contact: 11/11/2019
Number of Days to Update: 83	Next Scheduled EDR Contact: 02/24/2020
	Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 04/10/2019	Telephone: N/A
Date Made Active in Reports: 05/16/2019	Last EDR Contact: 01/06/2020
Number of Days to Update: 36	Next Scheduled EDR Contact: 04/20/2020
	Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 05/01/2019	Telephone: 518-402-8651
Date Made Active in Reports: 06/21/2019	Last EDR Contact: 10/29/2019
Number of Days to Update: 51	Next Scheduled EDR Contact: 02/10/2020
	Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/19/2019	Telephone: 717-783-8990
Date Made Active in Reports: 09/10/2019	Last EDR Contact: 01/14/2020
Number of Days to Update: 53	Next Scheduled EDR Contact: 04/07/2020
	Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018	Source: Department of Environmental Management
Date Data Arrived at EDR: 10/02/2019	Telephone: 401-222-2797
Date Made Active in Reports: 12/10/2019	Last EDR Contact: 11/14/2019
Number of Days to Update: 69	Next Scheduled EDR Contact: 03/02/2020
	Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018	Source: Department of Natural Resources
Date Data Arrived at EDR: 06/19/2019	Telephone: N/A
Date Made Active in Reports: 09/03/2019	Last EDR Contact: 12/18/2019
Number of Days to Update: 76	Next Scheduled EDR Contact: 03/23/2020
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

129 3RD STREET
129 3RD STREET
LOS ANGELES, CA 90012

TARGET PROPERTY COORDINATES

Latitude (North): 34.050245 - 34° 3' 0.88"
Longitude (West): 118.246491 - 118° 14' 47.37"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 384951.1
UTM Y (Meters): 3768233.2
Elevation: 281 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: 5630795 LOS ANGELES, CA
Version Date: 2012

West Map: 5630741 HOLLYWOOD, CA
Version Date: 2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

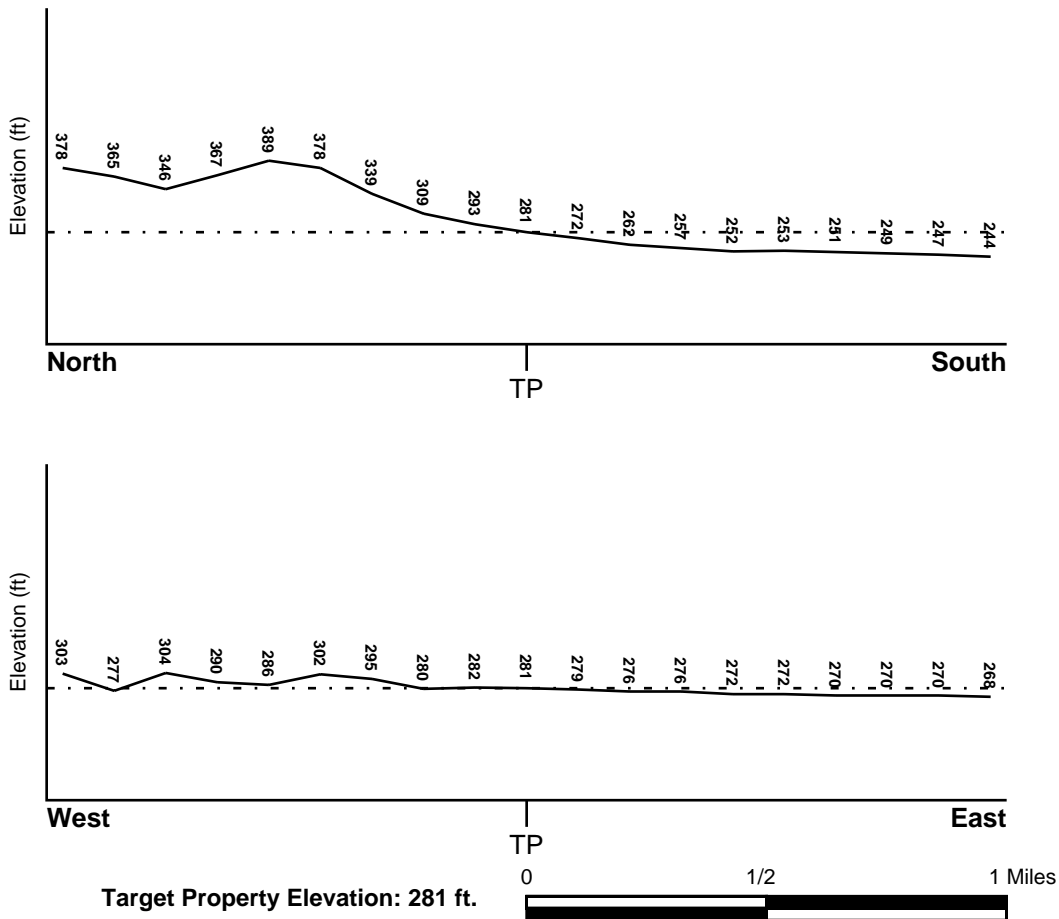
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06037C1636F	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06037C1610F	FEMA FIRM Flood data
06037C1628F	FEMA FIRM Flood data
06037C1620F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
LOS ANGELES	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Location Relative to TP:	1/4 - 1/2 Mile SW
Site Name:	SO CALIF RAPID TRANSIT DISTRICT
Site EPA ID Number:	CAD981989841
Groundwater Flow Direction:	GENERALLY SE.
Measured Depth to Water:	approximately 37 feet.
Hydraulic Connection:	The uppermost aquifer at the site is the Gaspur aquifer. The Gaspur aquifer is hydraulically connected to underlying aquifers.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information is inferred in the CERCLIS investigation report(s)

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Cenozoic
System: Quaternary
Series: Quaternary
Code: Q (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sandy loam
 gravelly - sandy loam
 silt loam
 clay
 fine sand
 gravelly - sand
 sand
 fine sandy loam

Surficial Soil Types: sandy loam
 gravelly - sandy loam
 silt loam
 clay
 fine sand
 gravelly - sand
 sand
 fine sandy loam

Shallow Soil Types: fine sandy loam
 gravelly - loam
 sandy clay
 sandy clay loam
 clay
 silty clay
 sand

Deeper Soil Types: gravelly - sandy loam
 sandy loam
 very gravelly - sandy loam
 stratified
 very fine sandy loam
 weathered bedrock
 sand
 gravelly - fine sandy loam
 silty clay loam
 clay loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CA2202148	1/4 - 1/2 Mile ENE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

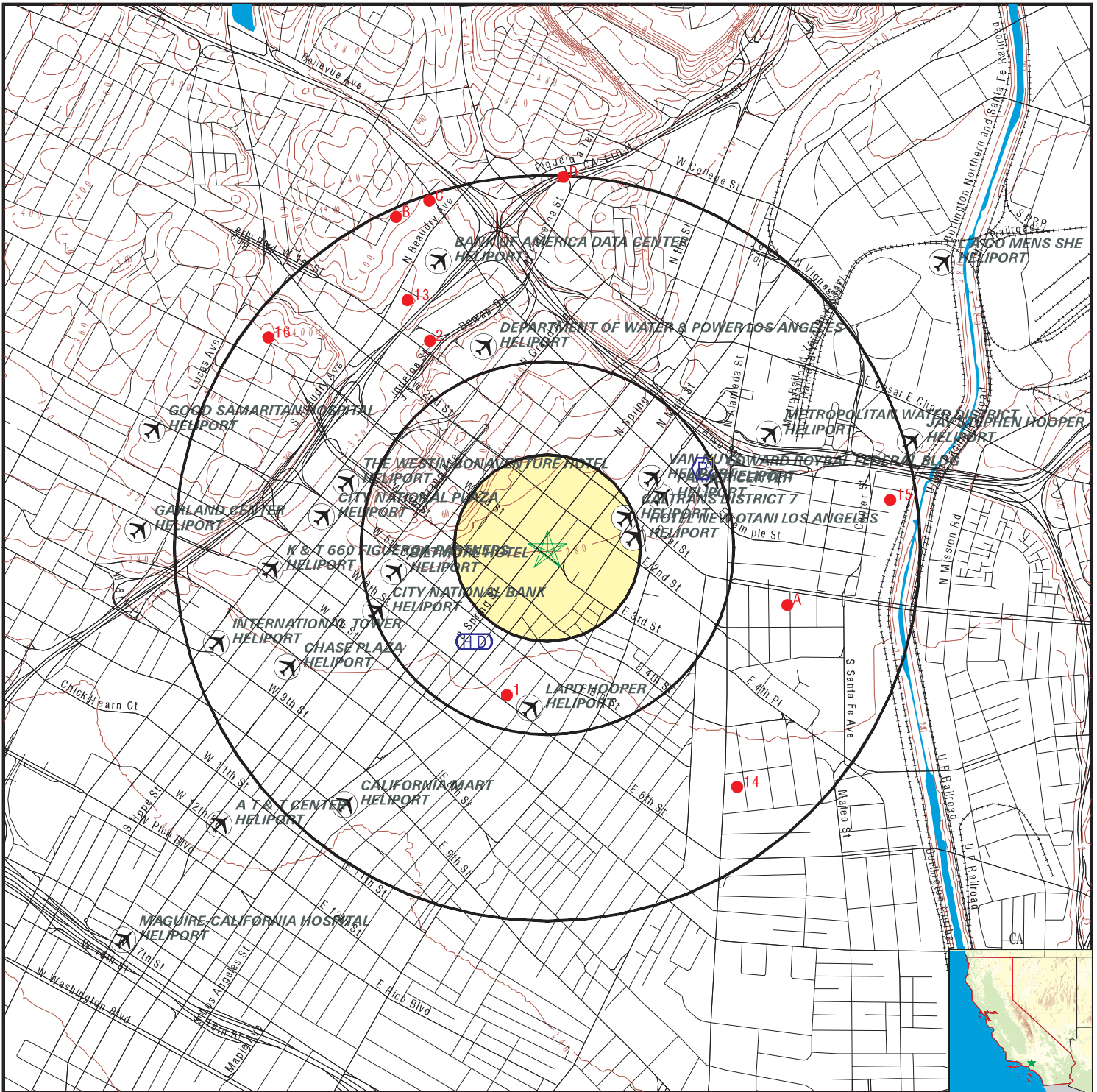
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CAOG13000005889	1/4 - 1/2 Mile SSW
2	CAOG13000134829	1/2 - 1 Mile NNW
A3	CAOG13000221460	1/2 - 1 Mile ESE
A4	CAOG13000221451	1/2 - 1 Mile ESE
A5	CAOG13000221461	1/2 - 1 Mile ESE
A6	CAOG13000221452	1/2 - 1 Mile ESE
A7	CAOG13000221455	1/2 - 1 Mile ESE
A8	CAOG13000221453	1/2 - 1 Mile ESE
A9	CAOG13000221454	1/2 - 1 Mile ESE
A10	CAOG13000221462	1/2 - 1 Mile ESE
A11	CAOG13000221457	1/2 - 1 Mile ESE
A12	CAOG13000221456	1/2 - 1 Mile East
13	CAOG13000134798	1/2 - 1 Mile NNW
14	CAOG13000221463	1/2 - 1 Mile SE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE OIL/GAS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
15	CAOG13000005937	1/2 - 1 Mile East
16	CAOG13000005894	1/2 - 1 Mile NW
B17	CAOG13000134382	1/2 - 1 Mile NNW
C18	CAOG13000133899	1/2 - 1 Mile NNW
B19	CAOG13000133677	1/2 - 1 Mile NNW
B20	CAOG13000134384	1/2 - 1 Mile NNW
B21	CAOG13000133902	1/2 - 1 Mile NNW
B22	CAOG13000134383	1/2 - 1 Mile NNW
C23	CAOG13000134816	1/2 - 1 Mile NNW
B24	CAOG13000134522	1/2 - 1 Mile NNW
B25	CAOG13000134581	1/2 - 1 Mile NNW
C26	CAOG13000133906	1/2 - 1 Mile NNW
C27	CAOG13000133678	1/2 - 1 Mile NNW
B28	CAOG13000133744	1/2 - 1 Mile NNW
C29	CAOG13000133901	1/2 - 1 Mile NNW
D30	CAOG13000134129	1/2 - 1 Mile North
D31	CAOG13000134666	1/2 - 1 Mile North

PHYSICAL SETTING SOURCE MAP - 5949750.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: 129 3rd Street
 ADDRESS: 129 3rd Street
 Los Angeles CA 90012
 LAT/LONG: 34.050245 / 118.246491

CLIENT: Waterstone Environmental Inc
 CONTACT: Heather Fields
 INQUIRY #: 5949750.2s
 DATE: January 27, 2020 2:54 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1

ENE
1/4 - 1/2 Mile
Higher

FRDS PWS CA2202148

Epa region:	09	State:	CA
Pwsid:	CA2202148	Pwsname:	WHISPERING PINES RECOVERY CENTER
Cityserved:	Not Reported	Stateserved:	CA
Ziperved:	Not Reported	Fipscounty:	06043
Status:	Closed	Retpopsrvd:	30
Pwssvconn:	8	Psource longname:	Groundwater
Pwstype:	NTNCWS	Owner:	Private
Contact:	WHISPERING PINES RECOVERY CENTER		
Contactorgname:	Not Reported	Contactphone:	213-628-6103
Contactaddress1:	WHISPERING PINES CAMP	Contactaddress2:	6979 HWY
Contactcity:	LOS ANGELES	Contactstate:	CA
Contactzip:	90053	Pwsactivitycode:	I
PWS ID:	CA2202148	PWS type:	System Owner/Responsible Party
PWS name:	WHISPERING PINES CAMP	PWS address:	Not Reported
PWS city:	LOS ANGELES	PWS state:	CA
PWS zip:	90053	PWS ID:	CA2202148
Activity status:	Active	Date system activated:	8605
Date system deactivated:	Not Reported	Retail population:	00000030
System name:	WHISPERING PINES RECOVERY CENTER		
System address:	WHISPERING PINES CAMP	System address:	6979 HWY
System city:	LOS ANGELES	System state:	CA
System zip:	90053		
Population served:	Under 101 Persons	Treatment:	Untreated
Latitude:	340312	Longitude:	1181418
Violation id:	95V0001	Orig code:	F
State:	CA	Violation Year:	1993
Contamination code:	5000	Contamination Name:	Lead and Copper Rule
Violation code:	51	Violation name:	Initial Tap Sampling for Pb and Cu
Rule code:	350	Rule name:	LCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	07/01/1993
Cmp edt:	Not Reported		
System Name:	WHISPERING PINES RECOVERY	Violation Type:	51
Contaminant:	5000	Compliance Begin:	1993-07-01
Compliance End:	2015-12-31	Violation ID:	95V0001
Enforcement Date:	Not Reported	Enforcement Action:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1

SSW

1/4 - 1/2 Mile

OIL_GAS

CAOG1300005889

API #:	0403720494	Well #:	1
Well Status:	Plugged	Well Type:	CH
Operator Name:	Chevron U.S.A. Inc.	Lease Name:	Greyhound Corehole
Field Name:	Any Field	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

2

NNW

1/2 - 1 Mile

OIL_GAS

CAOG13000134829

API #:	0403720785	Well #:	1
Well Status:	Idle	Well Type:	OG
Operator Name:	Phillips Petroleum Co.	Lease Name:	Civic Center
Field Name:	Los Angeles City	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	Y	SPUD Date:	Not Reported

A3

ESE

1/2 - 1 Mile

OIL_GAS

CAOG13000221460

API #:	0403720646	Well #:	4-A
Well Status:	Plugged	Well Type:	OG
Operator Name:	Megatoys Property, LLC	Lease Name:	Garey
Field Name:	Union Station (ABD)	Area Name:	Any Area
GIS Source:	Operator	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

A4

ESE

1/2 - 1 Mile

OIL_GAS

CAOG13000221451

API #:	0403730254	Well #:	8
Well Status:	Plugged	Well Type:	OG
Operator Name:	Megatoys Property, LLC	Lease Name:	Garey
Field Name:	Union Station (ABD)	Area Name:	Any Area
GIS Source:	Operator	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

A5
ESE
1/2 - 1 Mile

OIL_GAS CAOG13000221461

API #:	0403720640	Well #:	3
Well Status:	Plugged	Well Type:	OG
Operator Name:	Megatoys Property, LLC	Lease Name:	Garey
Field Name:	Union Station (ABD)	Area Name:	Any Area
GIS Source:	Operator	Confidential Well:	N
Directionally Drilled:	Y	SPUD Date:	Not Reported

A6
ESE
1/2 - 1 Mile

OIL_GAS CAOG13000221452

API #:	0403730255	Well #:	9
Well Status:	Plugged	Well Type:	OG
Operator Name:	Megatoys Property, LLC	Lease Name:	Garey
Field Name:	Union Station (ABD)	Area Name:	Any Area
GIS Source:	Operator	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

A7
ESE
1/2 - 1 Mile

OIL_GAS CAOG13000221455

API #:	0403720722	Well #:	5
Well Status:	Plugged	Well Type:	OG
Operator Name:	Megatoys Property, LLC	Lease Name:	Garey
Field Name:	Union Station (ABD)	Area Name:	Any Area
GIS Source:	Operator	Confidential Well:	N
Directionally Drilled:	Y	SPUD Date:	Not Reported

A8
ESE
1/2 - 1 Mile

OIL_GAS CAOG13000221453

API #:	0403730256	Well #:	10
Well Status:	Canceled	Well Type:	OG
Operator Name:	Megatoys Property, LLC	Lease Name:	Garey
Field Name:	Union Station (ABD)	Area Name:	Any Area
GIS Source:	Operator	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

A9
ESE
1/2 - 1 Mile

OIL_GAS CAOG13000221454

API #:	0403720787	Well #:	6
Well Status:	Plugged	Well Type:	OG
Operator Name:	Megatoys Property, LLC	Lease Name:	Garey
Field Name:	Union Station (ABD)	Area Name:	Any Area
GIS Source:	Operator	Confidential Well:	N
Directionally Drilled:	Y	SPUD Date:	Not Reported

A10
ESE
1/2 - 1 Mile

OIL_GAS CAOG13000221462

API #:	0403721078	Well #:	7
Well Status:	Plugged	Well Type:	OG
Operator Name:	Megatoys Property, LLC	Lease Name:	Garey
Field Name:	Union Station (ABD)	Area Name:	Any Area
GIS Source:	Operator	Confidential Well:	N
Directionally Drilled:	Y	SPUD Date:	Not Reported

A11
ESE
1/2 - 1 Mile

OIL_GAS CAOG13000221457

API #:	0403720207	Well #:	1-C
Well Status:	Plugged	Well Type:	OG
Operator Name:	Megatoys Property, LLC	Lease Name:	Garey
Field Name:	Union Station (ABD)	Area Name:	Any Area
GIS Source:	Operator	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

A12
East
1/2 - 1 Mile

OIL_GAS CAOG13000221456

API #:	0403720537	Well #:	2
Well Status:	Plugged	Well Type:	OG
Operator Name:	St. James Oil Corporation	Lease Name:	Garey
Field Name:	Union Station (ABD)	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	Y	SPUD Date:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

13
NNW
1/2 - 1 Mile

OIL_GAS CAOG13000134798

API #:	0403726708	Well #:	1
Well Status:	Plugged	Well Type:	OG
Operator Name:	Allison & Barlow	Lease Name:	Lease by Allison & Barlow
Field Name:	Los Angeles City	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

14
SE
1/2 - 1 Mile

OIL_GAS CAOG13000221463

API #:	0403705161	Well #:	1
Well Status:	Plugged	Well Type:	OG
Operator Name:	Atlantic Richfield Company		
Lease Name:	L.A. River Fee	Field Name:	Union Station (ABD)
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	Y
SPUD Date:	Not Reported		

15
East
1/2 - 1 Mile

OIL_GAS CAOG13000005937

API #:	0403725060	Well #:	1
Well Status:	Plugged	Well Type:	DH
Operator Name:	Southern California Rapid Transit Dist.		
Lease Name:	Metrorail Unknown	Field Name:	Any Field
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	Not Reported		

16
NW
1/2 - 1 Mile

OIL_GAS CAOG13000005894

API #:	0403720649	Well #:	1
Well Status:	Plugged	Well Type:	DH
Operator Name:	Chevron U.S.A. Inc.	Lease Name:	Bixel-Miramar C.H.
Field Name:	Any Field	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

B17
NNW
1/2 - 1 Mile

OIL_GAS CAOG13000134382

API #:	0403725855	Well #:	1
Well Status:	Idle	Well Type:	OG
Operator Name:	L. A. R. R. Co.	Lease Name:	Lease by L. A. R. R. Co.
Field Name:	Los Angeles City	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

C18
NNW
1/2 - 1 Mile

OIL_GAS CAOG13000133899

API #:	0403725043	Well #:	1B
Well Status:	Plugged	Well Type:	Multi
Operator Name:	Los Angeles Unified School District		
Lease Name:	LAUSD	Field Name:	Los Angeles City
Area Name:	Any Area	GIS Source:	GPS
Confidential Well:	N	Directionally Drilled:	Y
SPUD Date:	Not Reported		

B19
NNW
1/2 - 1 Mile

OIL_GAS CAOG13000133677

API #:	0403718974	Well #:	1
Well Status:	Plugged	Well Type:	OG
Operator Name:	Kenneth & Katherine Manley		
Lease Name:	Beaudry Plaza Co	Field Name:	Los Angeles City
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	Not Reported		

B20
NNW
1/2 - 1 Mile

OIL_GAS CAOG13000134384

API #:	0403725857	Well #:	2
Well Status:	Idle	Well Type:	OG
Operator Name:	L. A. R. R. Co.	Lease Name:	Lease by L. A. R. R. Co.
Field Name:	Los Angeles City	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

B21
NNW
1/2 - 1 Mile

OIL_GAS CAOG13000133902

API #:	0403725049	Well #:	2-1997
Well Status:	Plugged	Well Type:	OG
Operator Name:	Los Angeles Unified School District	Field Name:	Los Angeles City
Lease Name:	Unknown	GIS Source:	hud
Area Name:	Any Area	Directionally Drilled:	N
Confidential Well:	N		
SPUD Date:	Not Reported		

B22
NNW
1/2 - 1 Mile

OIL_GAS CAOG13000134383

API #:	0403725856	Well #:	3
Well Status:	Idle	Well Type:	OG
Operator Name:	L. A. R. R. Co.	Lease Name:	Lease by L. A. R. R. Co.
Field Name:	Los Angeles City	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

C23
NNW
1/2 - 1 Mile

OIL_GAS CAOG13000134816

API #:	0403725099	Well #:	3
Well Status:	Plugged	Well Type:	OG
Operator Name:	Dividend Oil Co.	Lease Name:	Lease by Dividend Oil Co.
Field Name:	Los Angeles City	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

B24
NNW
1/2 - 1 Mile

OIL_GAS CAOG13000134522

API #:	0403725995	Well #:	17
Well Status:	Idle	Well Type:	OG
Operator Name:	Parker Oil Col	Lease Name:	Lease by Parker Oil Col
Field Name:	Los Angeles City	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

B25
NNW
1/2 - 1 Mile

OIL_GAS CAOG13000134581

API #:	0403726055	Well #:	2
Well Status:	Idle	Well Type:	OG
Operator Name:	Rommell Oil Co.	Lease Name:	Lease by Rommell Oil Co.
Field Name:	Los Angeles City	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

C26
NNW
1/2 - 1 Mile

OIL_GAS CAOG13000133906

API #:	0403725064	Well #:	2
Well Status:	Plugged	Well Type:	OG
Operator Name:	Dividend Oil Co.	Lease Name:	Lease by Dividend Oil Co.
Field Name:	Los Angeles City	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

C27
NNW
1/2 - 1 Mile

OIL_GAS CAOG13000133678

API #:	0403718975	Well #:	2
Well Status:	Plugged	Well Type:	OG
Operator Name:	Kenneth & Katherine Manley	Field Name:	Los Angeles City
Lease Name:	Beaudry Plaza Co	GIS Source:	hud
Area Name:	Any Area	Directionally Drilled:	N
Confidential Well:	N		
SPUD Date:	Not Reported		

B28
NNW
1/2 - 1 Mile

OIL_GAS CAOG13000133744

API #:	0403719042	Well #:	1A
Well Status:	Plugged	Well Type:	OG
Operator Name:	Los Angeles Unified School District		
Lease Name:	Lease by Los Angeles Unified School District		
Field Name:	Los Angeles City	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

**C29
NNW
1/2 - 1 Mile**

OIL_GAS CAOG13000133901

API #:	0403725048	Well #:	1
Well Status:	Plugged	Well Type:	OG
Operator Name:	Dividend Oil Co.	Lease Name:	Lease by Dividend Oil Co.
Field Name:	Los Angeles City	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

**D30
North
1/2 - 1 Mile**

OIL_GAS CAOG13000134129

API #:	0403725599	Well #:	1
Well Status:	Idle	Well Type:	OG
Operator Name:	Doran Oil Co.	Lease Name:	Lease by Doran Oil Co.
Field Name:	Los Angeles City	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

**D31
North
1/2 - 1 Mile**

OIL_GAS CAOG13000134666

API #:	0403726140	Well #:	14
Well Status:	Idle	Well Type:	OG
Operator Name:	Union Consolidated Crude Oil Co.		
Lease Name:	Lease by Union Consolidated Crude Oil Co.		
Field Name:	Los Angeles City	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
90012	8	0

Federal EPA Radon Zone for LOS ANGELES County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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Appendix E

Sanborn Map Report



129 3rd Street

129 3rd Street

Los Angeles, CA 90012

Inquiry Number: 5949750.3

January 27, 2020

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

01/27/20

Site Name:

129 3rd Street
129 3rd Street
Los Angeles, CA 90012
EDR Inquiry # 5949750.3

Client Name:

Waterstone Environmental Inc
2936 E. Coronado Street
Anaheim, CA 92806
Contact: Heather Fields



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Waterstone Environmental Inc were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # F54D-4FAC-80D1
PO # 20-106
Project 129 3rd Street

Maps Provided:

1970	1906
1967	1894
1960	1888
1959	
1954	
1953	
1950	
1920	



Sanborn® Library search results

Certification #: F54D-4FAC-80D1

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Key

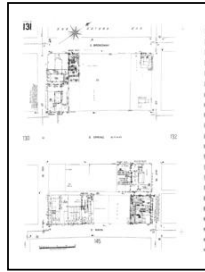
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1970 Source Sheets



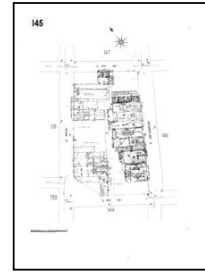
Volume 2, Sheet 130
1970



Volume 2, Sheet 131
1970



Volume 2, Sheet 144
1970



Volume 2, Sheet 145
1970

1967 Source Sheets



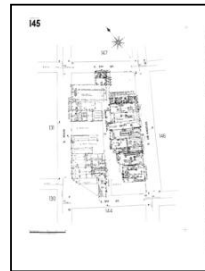
Volume 2, Sheet 130
1967



Volume 2, Sheet 131
1967

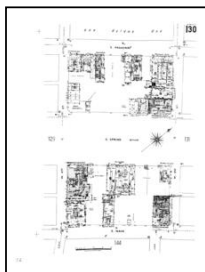


Volume 2, Sheet 144
1967

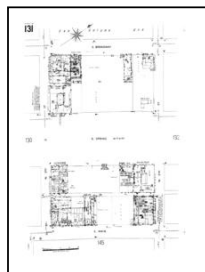


Volume 2, Sheet 145
1967

1960 Source Sheets



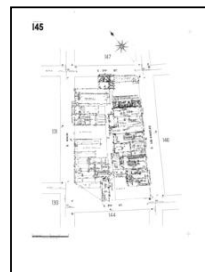
Volume 2, Sheet 130
1960



Volume 2, Sheet 131
1960



Volume 2, Sheet 144
1960

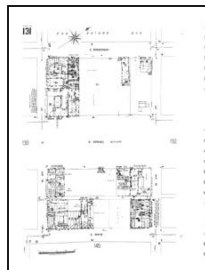


Volume 2, Sheet 145
1960

1959 Source Sheets



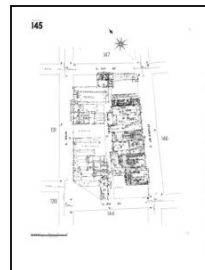
Volume 2, Sheet 130
1959



Volume 2, Sheet 131
1959



Volume 2, Sheet 144
1959



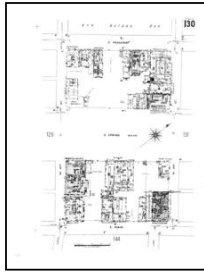
Volume 2, Sheet 145
1959

Sanborn Sheet Key

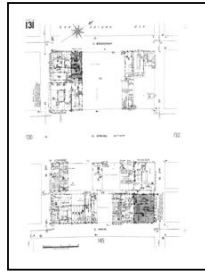
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1954 Source Sheets



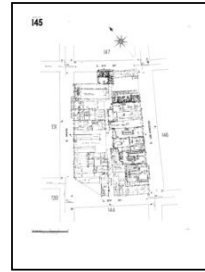
Volume 2, Sheet 130
1954



Volume 2, Sheet 131
1954

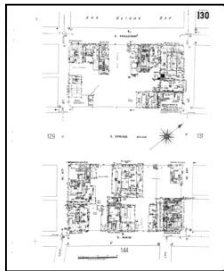


Volume 2, Sheet 144
1954

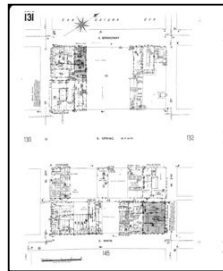


Volume 2, Sheet 145
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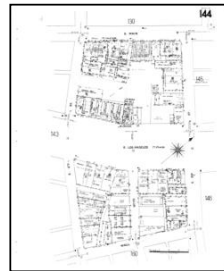
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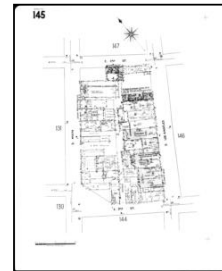
Volume 2, Sheet 130
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Volume 2, Sheet 131
1953



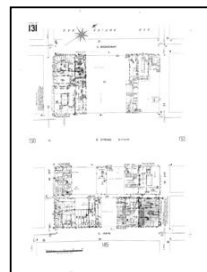
Volume 2, Sheet 144
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Volume 2, Sheet 145
1953



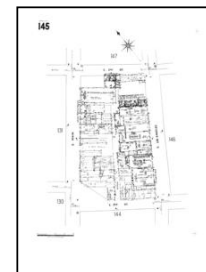
Volume 2, Sheet 130
1953



Volume 2, Sheet 131
1953



Volume 2, Sheet 144
1953



Volume 2, Sheet 145
1953

1950 Source Sheets



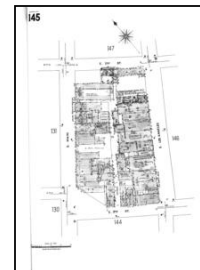
Volume 2, Sheet 130
1950-Jun



Volume 2, Sheet 131
1950-Jun



Volume 2, Sheet 144
1950-Jun



Volume 2, Sheet 145
1950-Jun

Sanborn Sheet Key

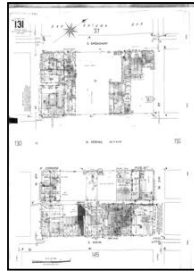
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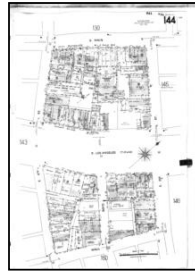
1950 Source Sheets



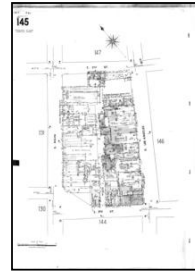
Volume 2, Sheet 131
1950



Volume 2, Sheet 131
1950



Volume 2, Sheet 145
1950



Volume 2, Sheet 146
1950

1920 Source Sheets

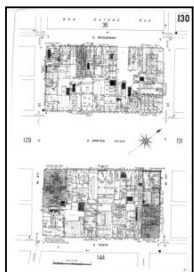


Volume Congested Business District, Sheet xxx
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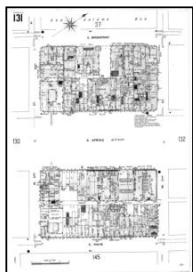


Volume Congested Business District, Sheet xxx
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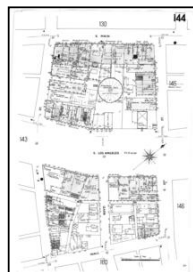
1906 Source Sheets



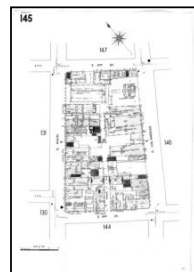
Volume 2, Sheet 130
1906



Volume 2, Sheet 131
1906

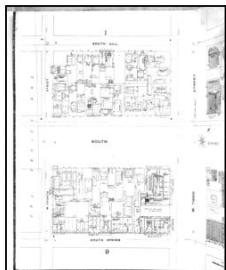


Volume 2, Sheet 144
1906



Volume 2, Sheet 145
1906

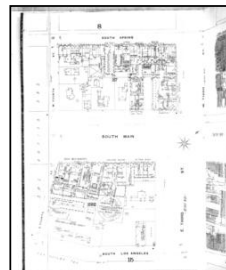
1894 Source Sheets



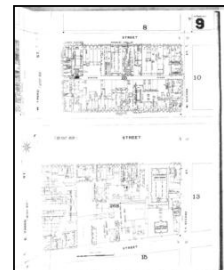
Volume 1, Sheet 8
1894



Volume 1, Sheet 8
1894



Volume 1, Sheet 9
1894



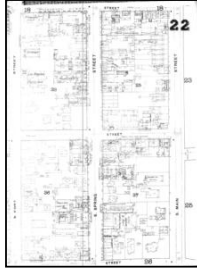
Volume 1, Sheet 9
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Sanborn Sheet Key

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1888 Source Sheets



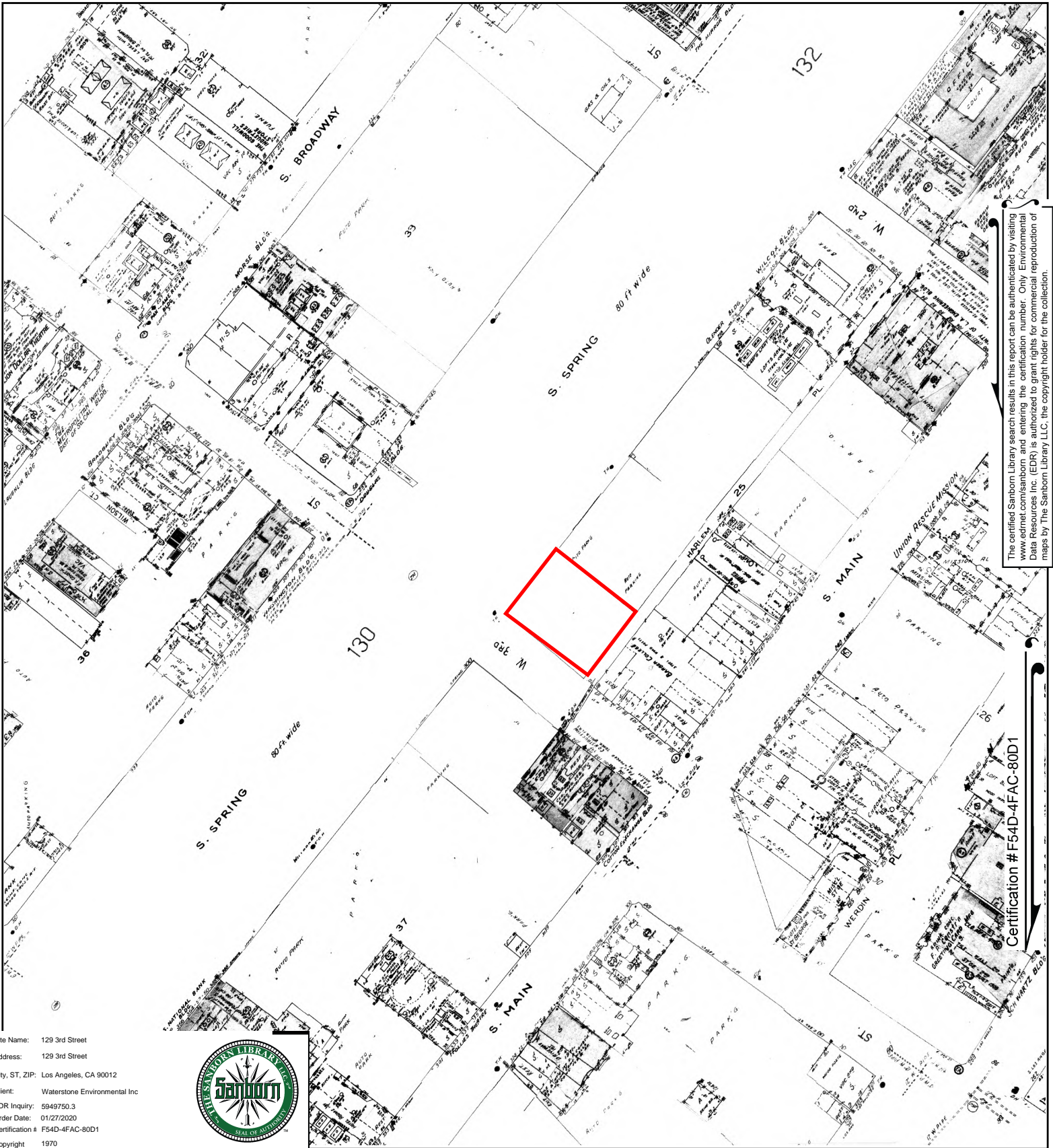
Volume 1, Sheet 22
1888



Volume 1, Sheet 23
1888



Volume 1, Sheet 25
1888



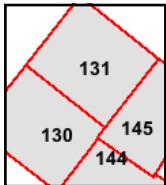
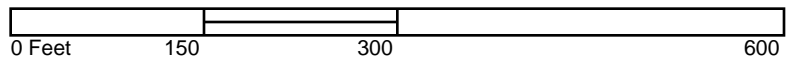
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 Client: Waterstone Environmental Inc
 EDR Inquiry: 5949750.3
 Order Date: 01/27/2020
 Certification # F54D-4FAC-80D1
 Copyright 1970

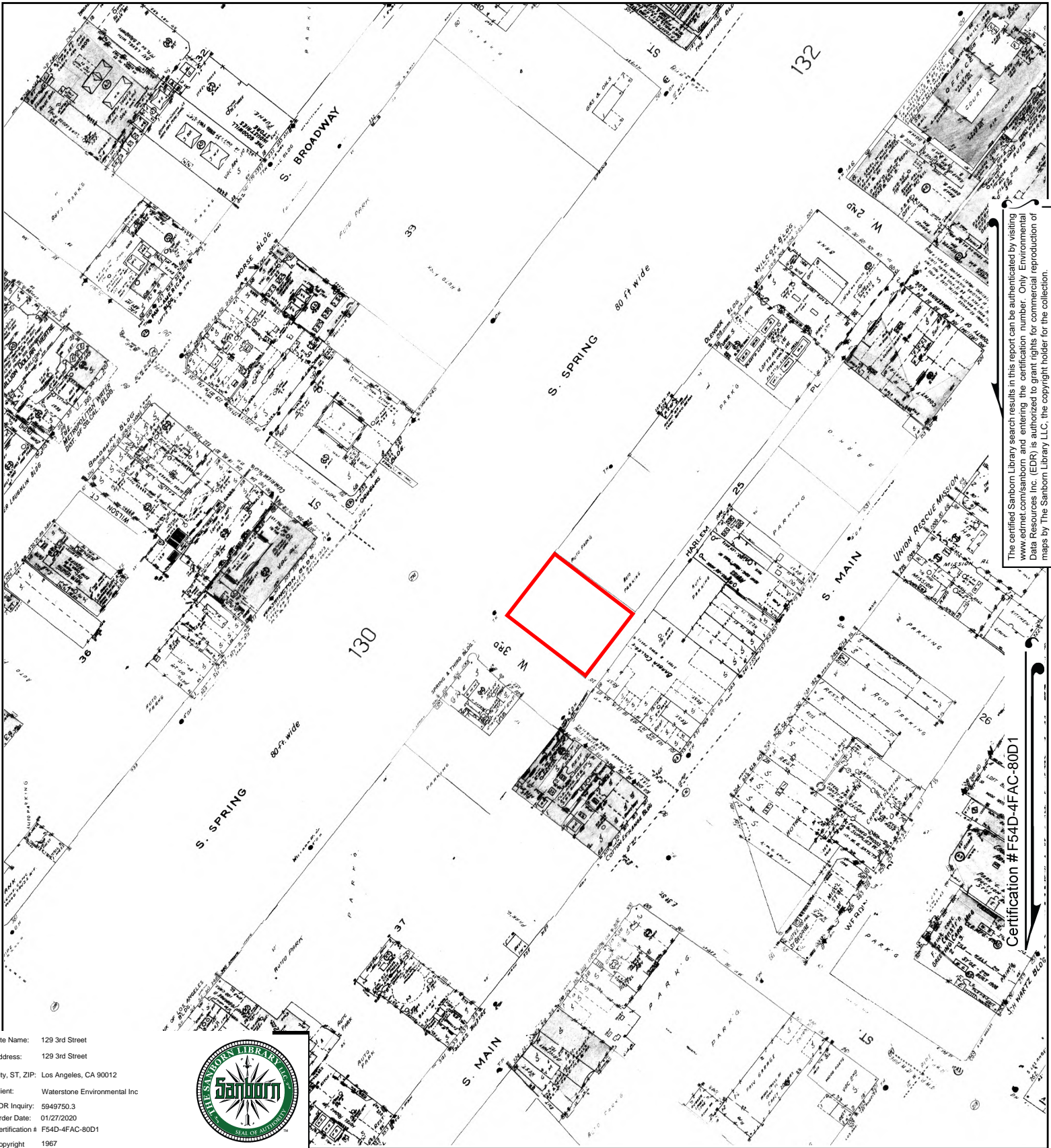


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Volume 2, Sheet 145
 Volume 2, Sheet 144
 Volume 2, Sheet 131
 Volume 2, Sheet 130





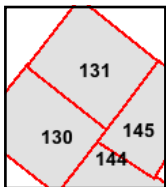
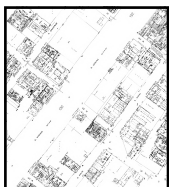
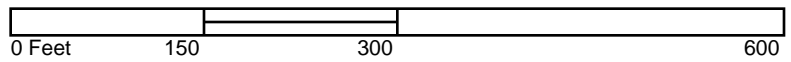
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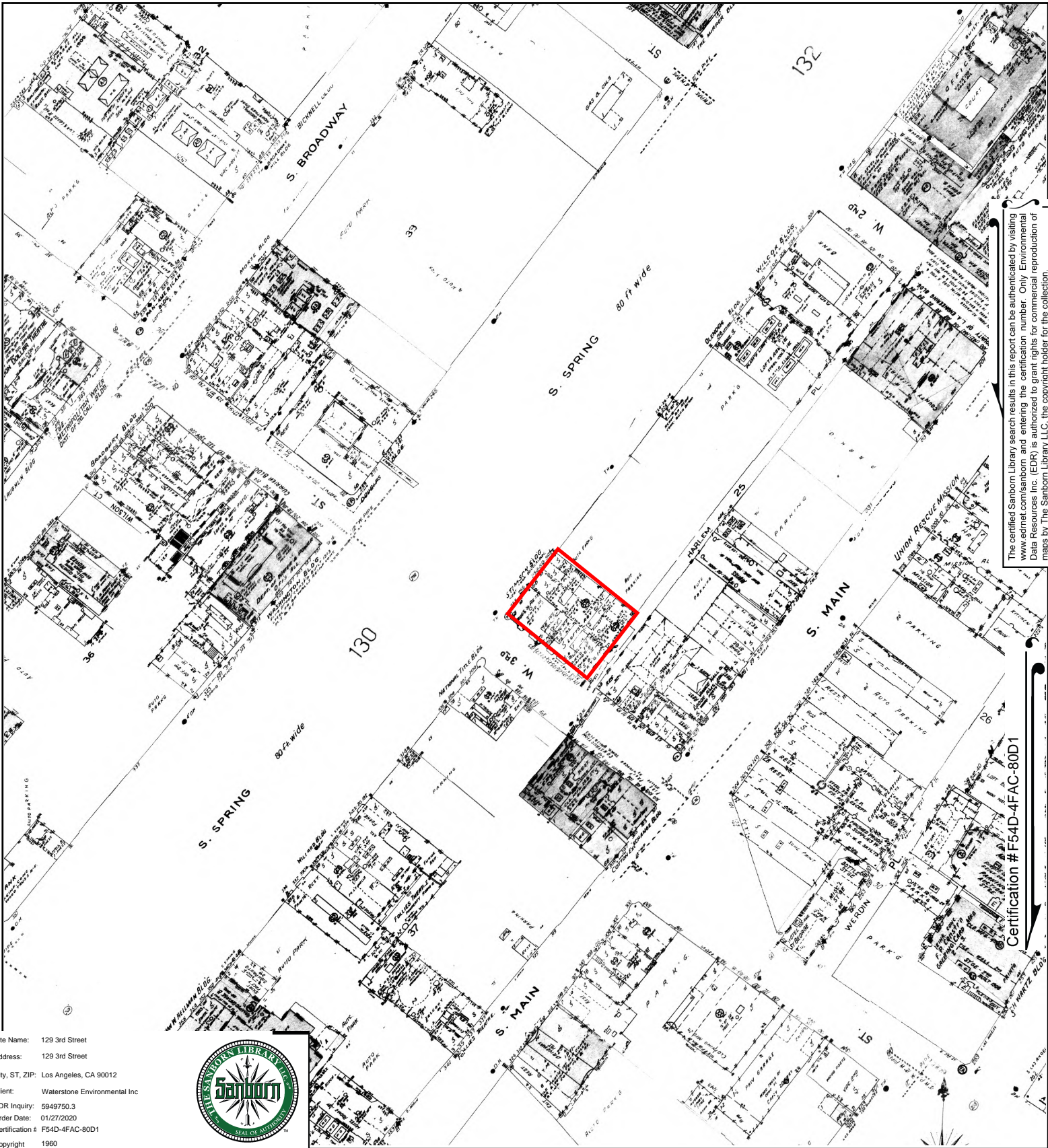


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Volume 2, Sheet 145
 Volume 2, Sheet 144
 Volume 2, Sheet 131
 Volume 2, Sheet 130





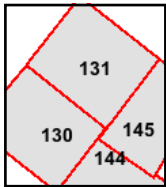
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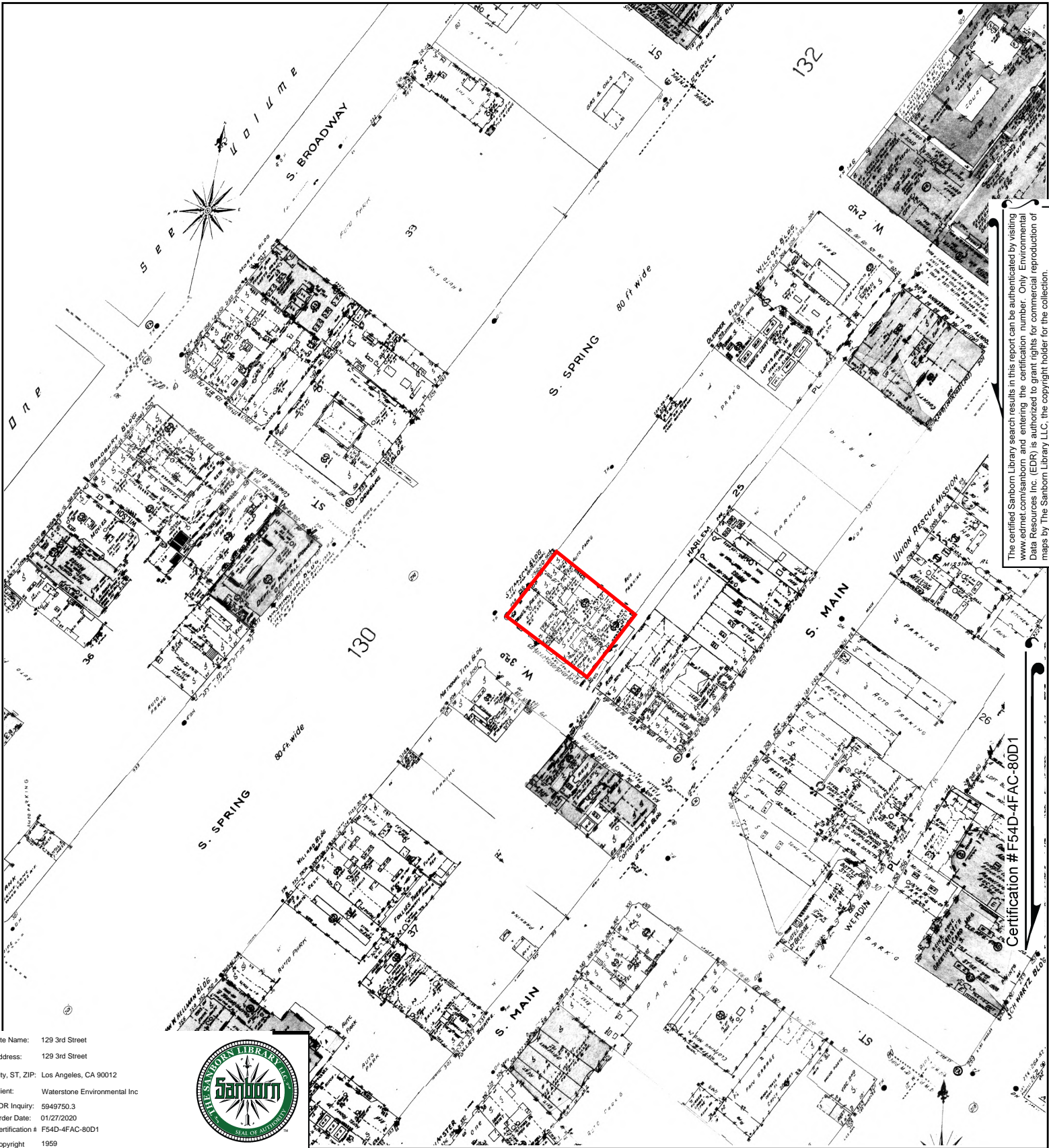


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Volume 2, Sheet 145
 Volume 2, Sheet 144
 Volume 2, Sheet 131
 Volume 2, Sheet 130





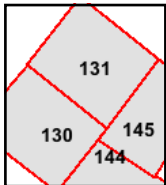
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Site Name: 129 3rd Street
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 City, ST, ZIP: Los Angeles, CA 90012
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 EDR Inquiry: 5949750.3
 Order Date: 01/27/2020
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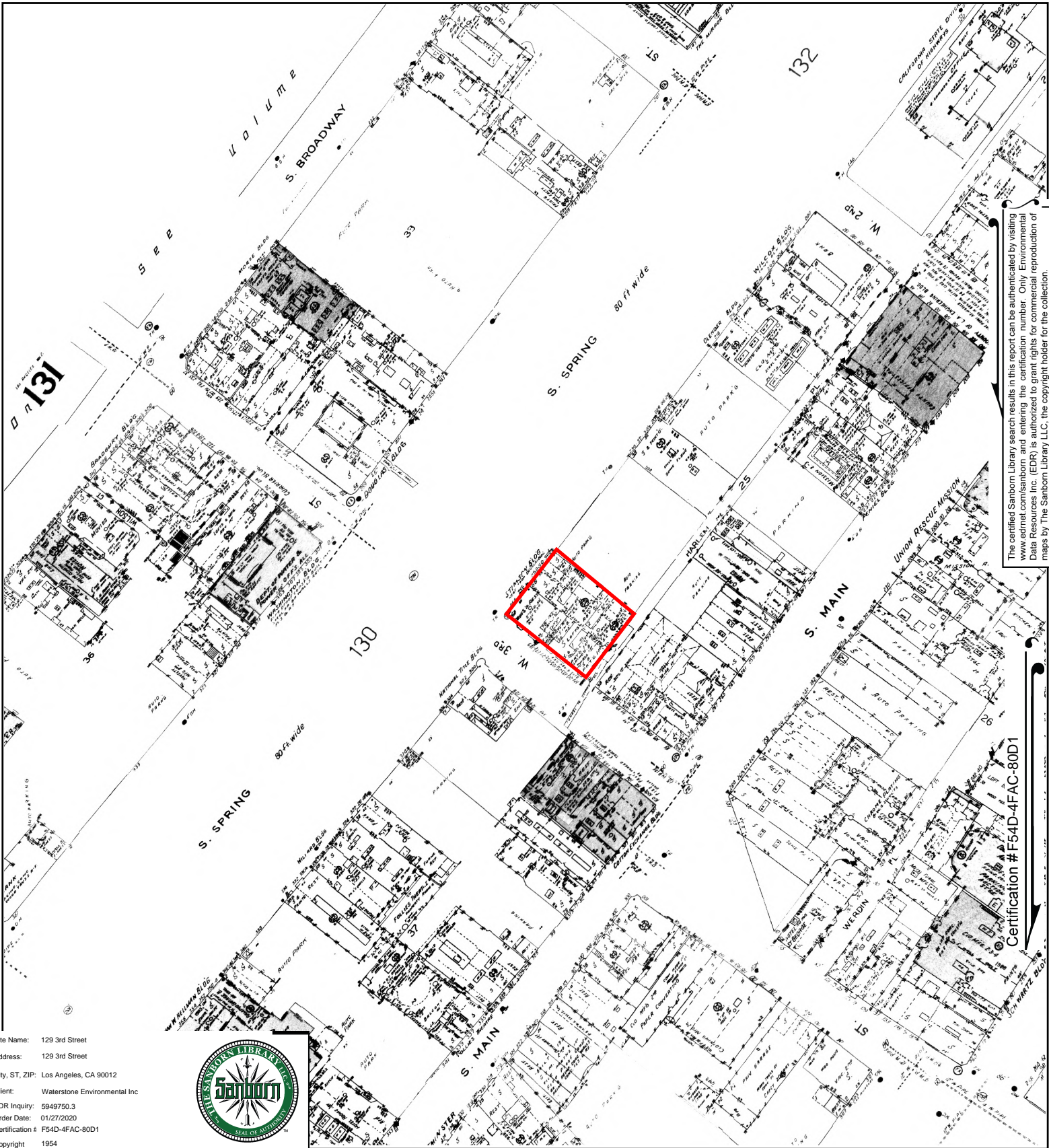


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Volume 2, Sheet 145
 Volume 2, Sheet 144
 Volume 2, Sheet 131
 Volume 2, Sheet 130





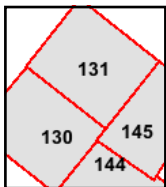
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Certification # F54D-4FAC-80D1

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 City, ST, ZIP: Los Angeles, CA 90012
 Client: Waterstone Environmental Inc
 EDR Inquiry: 5949750.3
 Order Date: 01/27/2020
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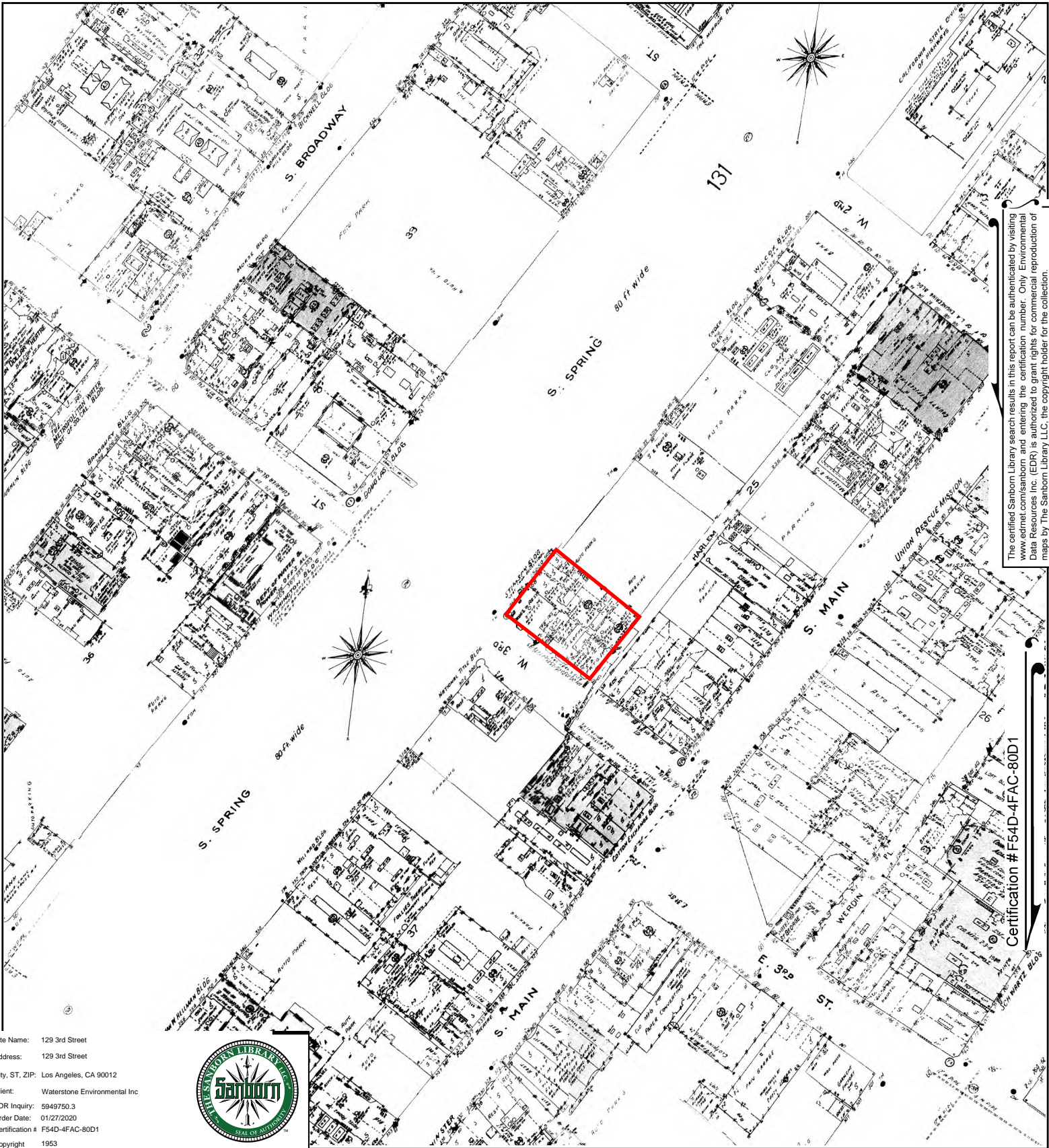


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Volume 2, Sheet 145
 Volume 2, Sheet 144
 Volume 2, Sheet 131
 Volume 2, Sheet 130





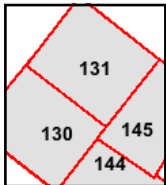
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 Certification # F54D-4FAC-80D1
 Copyright 1953



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- Volume 2, Sheet 145
- Volume 2, Sheet 144
- Volume 2, Sheet 131
- Volume 2, Sheet 130
- Volume 2, Sheet 145
- Volume 2, Sheet 144
- Volume 2, Sheet 131
- Volume 2, Sheet 130





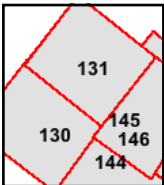
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 Certification # F54D-4FAC-80D1
 Copyright 1950



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



- Volume 2, Sheet 146
- Volume 2, Sheet 145
- Volume 2, Sheet 131
- Volume 2, Sheet 131
- Volume 2, Sheet 145
- Volume 2, Sheet 144
- Volume 2, Sheet 131
- Volume 2, Sheet 130





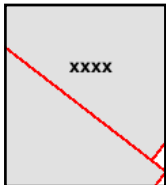
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Certification # F54D-4FAC-80D1

Site Name: 129 3rd Street
 Address: 129 3rd Street
 City, ST, ZIP: Los Angeles, CA 90012
 Client: Waterstone Environmental Inc
 EDR Inquiry: 5949750.3
 Order Date: 01/27/2020
 Certification # F54D-4FAC-80D1
 Copyright 1920

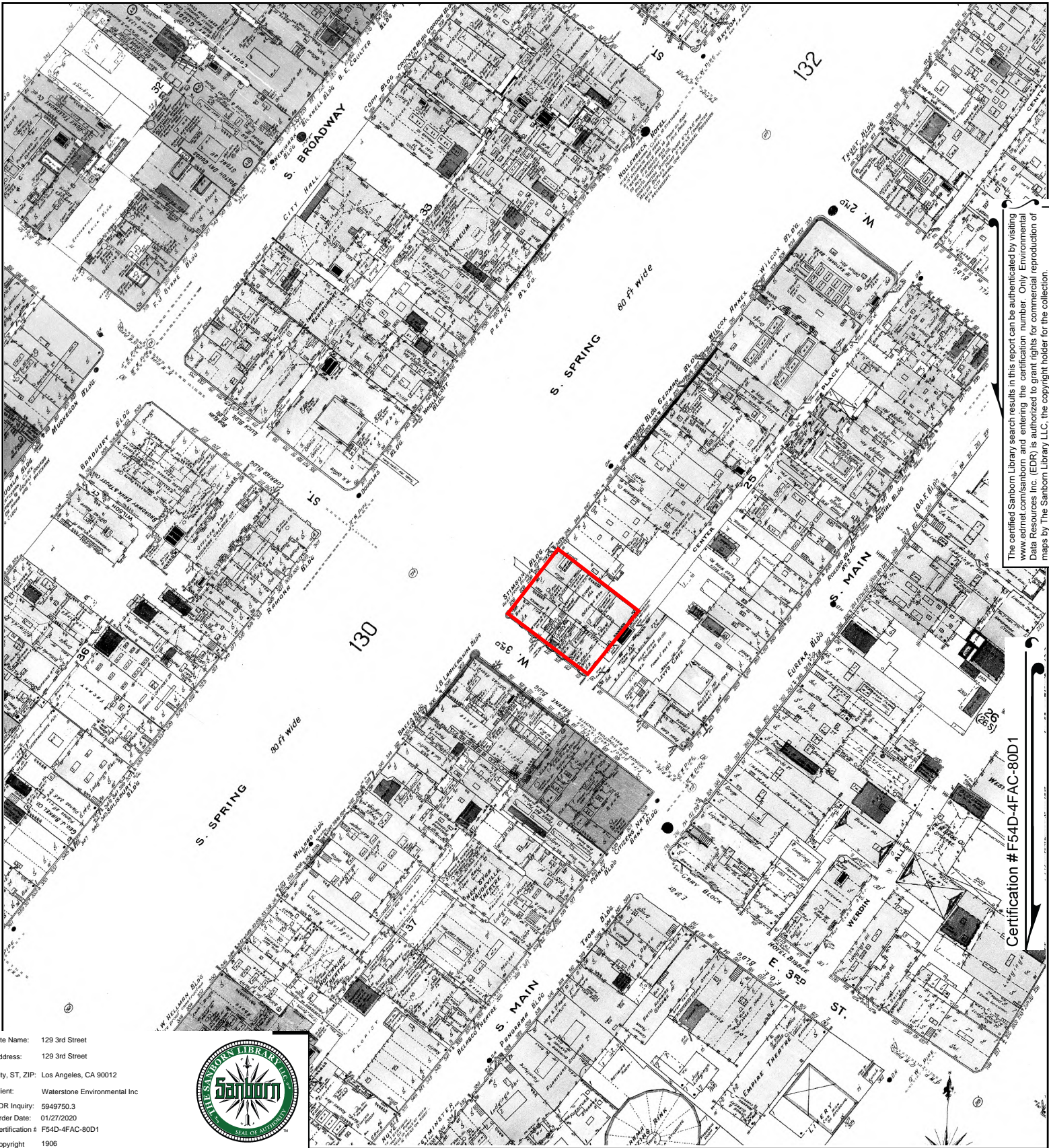


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume Congested Business District, Sheet xxxx
 Volume Congested Business District, Sheet xxxx





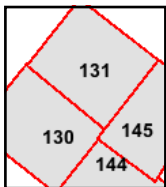
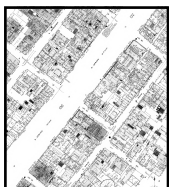
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Certification # F54D-4FAC-80D1

Site Name: 129 3rd Street
 Address: 129 3rd Street
 City, ST, ZIP: Los Angeles, CA 90012
 Client: Waterstone Environmental Inc
 EDR Inquiry: 5949750.3
 Order Date: 01/27/2020
 Certification # F54D-4FAC-80D1
 Copyright 1906

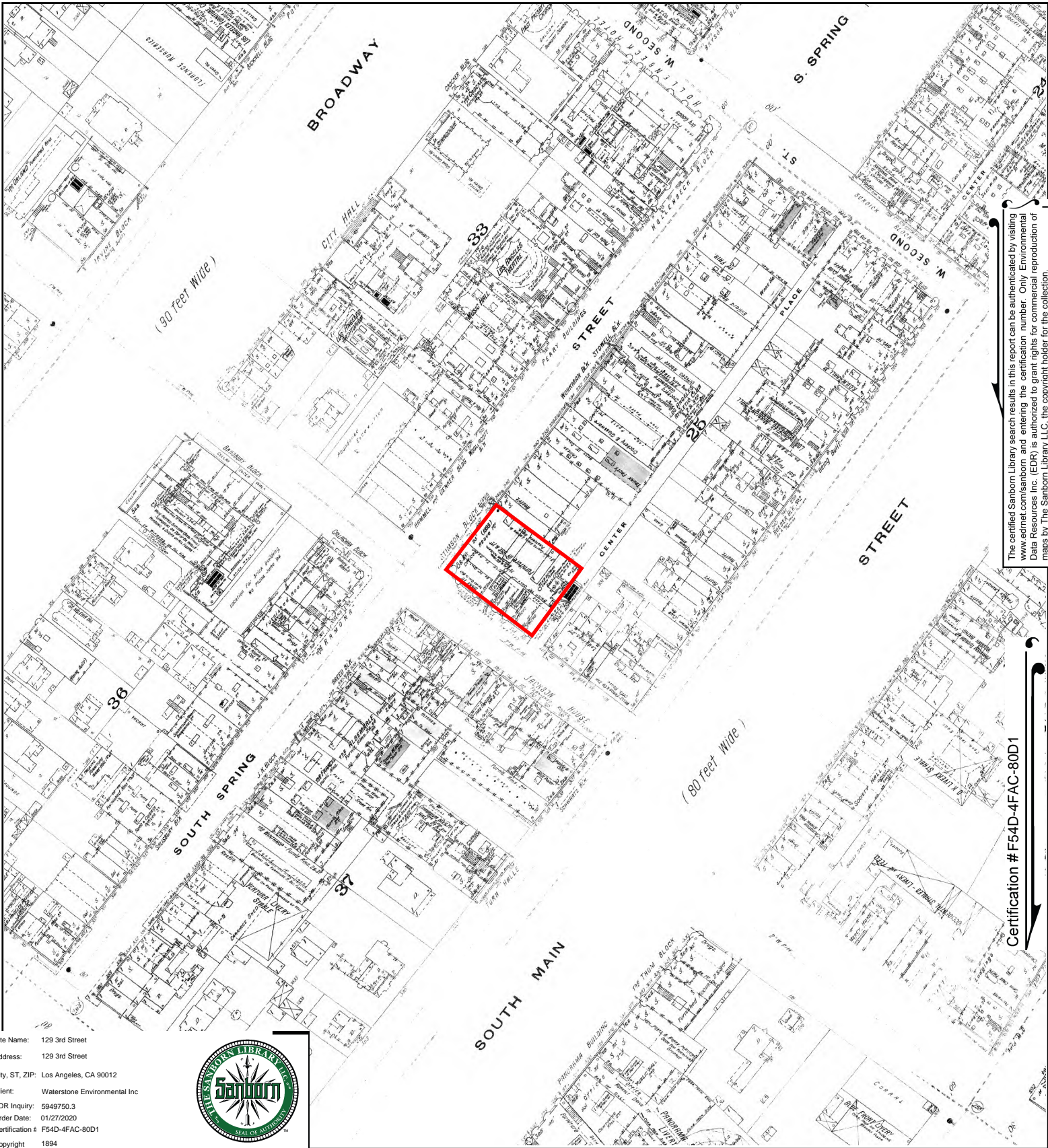


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



- Volume 2, Sheet 145
- Volume 2, Sheet 144
- Volume 2, Sheet 131
- Volume 2, Sheet 130





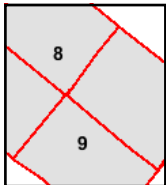
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # F54D-4FAC-80D1

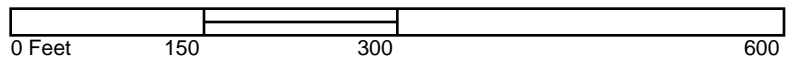
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 Address: 129 3rd Street
 City, ST, ZIP: Los Angeles, CA 90012
 Client: Waterstone Environmental Inc
 EDR Inquiry: 5949750.3
 Order Date: 01/27/2020
 Certification # F54D-4FAC-80D1
 Copyright 1894

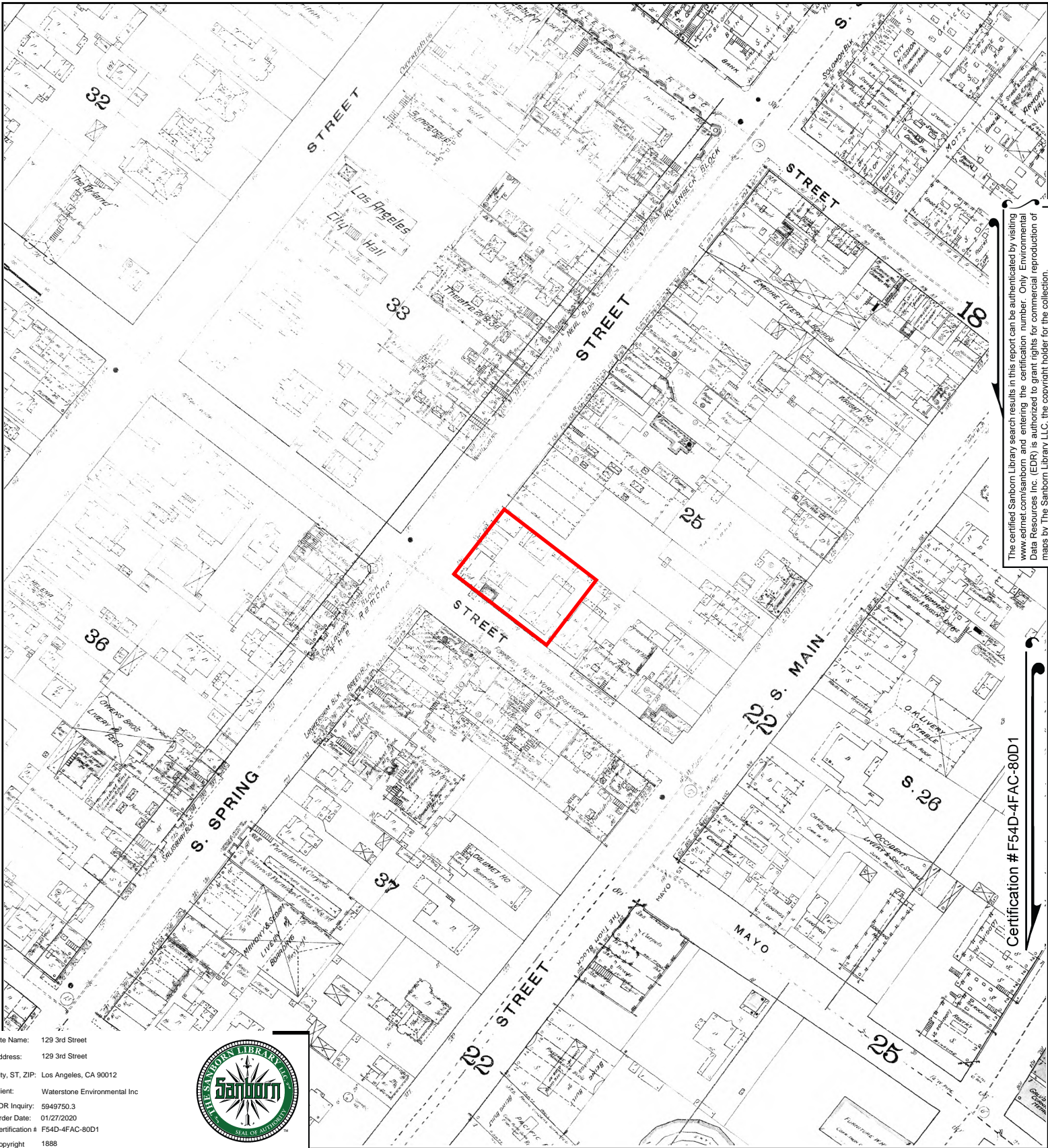


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 9
 Volume 1, Sheet 9
 Volume 1, Sheet 8
 Volume 1, Sheet 8





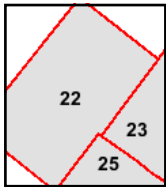
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # F54D-4FAC-80D1

Site Name: 129 3rd Street
 Address: 129 3rd Street
 City, ST, ZIP: Los Angeles, CA 90012
 Client: Waterstone Environmental Inc
 EDR Inquiry: 5949750.3
 Order Date: 01/27/2020
 Certification # F54D-4FAC-80D1
 Copyright 1888



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 25
 Volume 1, Sheet 23
 Volume 1, Sheet 22



Appendix F

Aerial Photographs



251 S. Main St

251 S. Main St

Los Angeles, CA 90012

Inquiry Number: 4566399.9

March 17, 2016

The EDR Aerial Photo Decade Package



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

Site Name:

251 S. Main St
 251 S. Main St
 Los Angeles, CA 90012
 EDR Inquiry # 4566399.9

Client Name:

Waterstone Environmental Inc
 2936 E. Coronado Street
 Anaheim, CA 92806
 Contact: Heather Fields



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Flight Date: June, 10 2002	USGS
1994	1"=500'	Acquisition Date: May, 31 1994	USGS/DOQQ
1989	1"=500'	Flight Date: August, 22 1989	USGS
1983	1"=500'	Flight Date: November, 19 1983	EDR Proprietary Brewster Pacific
1977	1"=500'	Flight Date: April, 25 1977	EDR Proprietary Brewster Pacific
1972	1"=500'	Flight Date: November, 21 1972	EDR Proprietary Brewster Pacific
1964	1"=500'	Flight Date: July, 28 1964	USGS
1952	1"=500'	Flight Date: August, 01 1952	USGS
1948	1"=500'	Flight Date: July, 10 1948	USGS
1938	1"=500'	Flight Date: May, 06 1938	USGS
1928	1"=500'	Flight Date: January, 01 1928	USGS
1923	1"=500'	Flight Date: January, 01 1923	USGS

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

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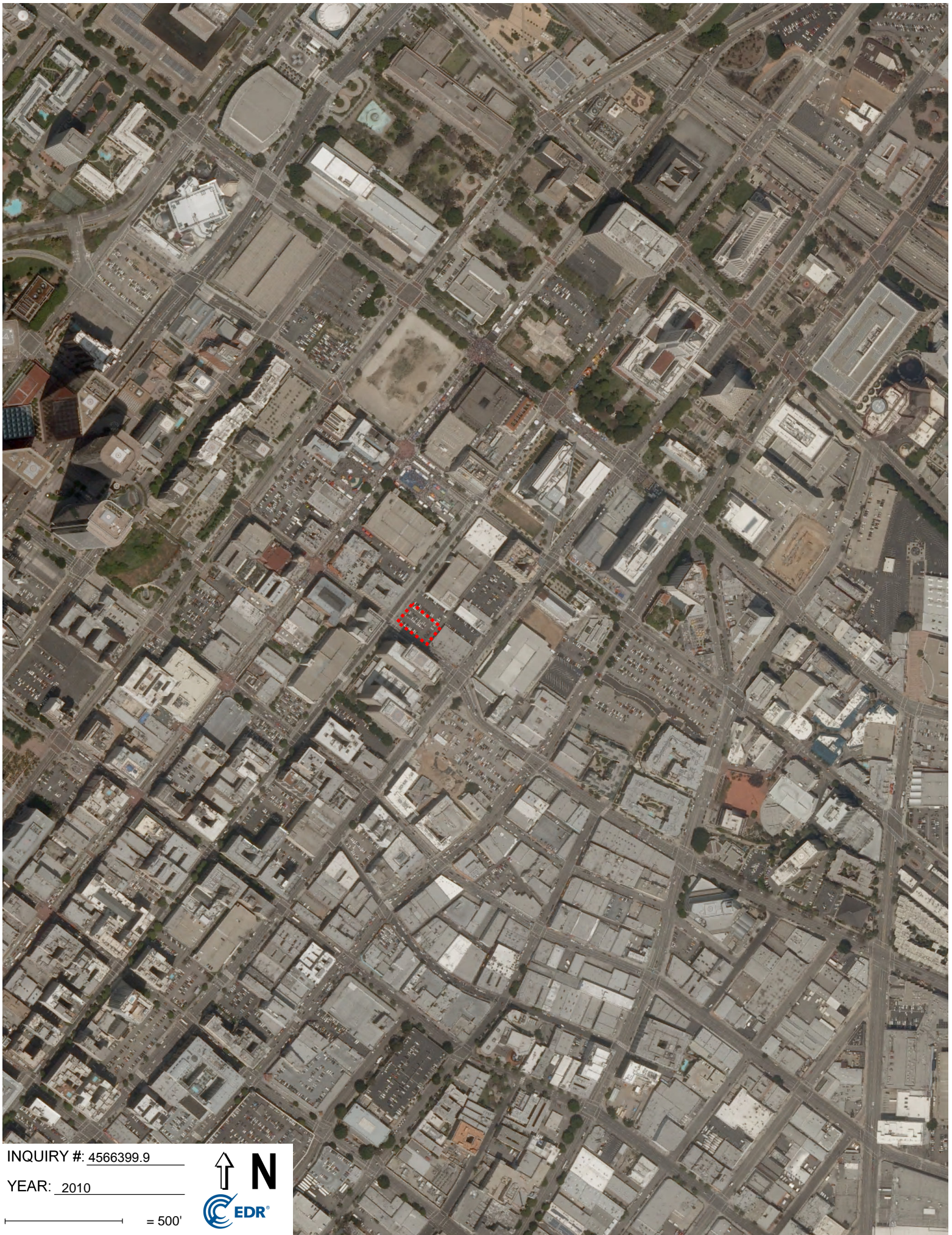


INQUIRY #: 4566399.9

YEAR: 2012

— = 500'





INQUIRY #: 4566399.9

YEAR: 2010

— = 500'





INQUIRY #: 4566399.9

YEAR: 2009

— = 500'





INQUIRY #: 4566399.9

YEAR: 2005

— = 500'



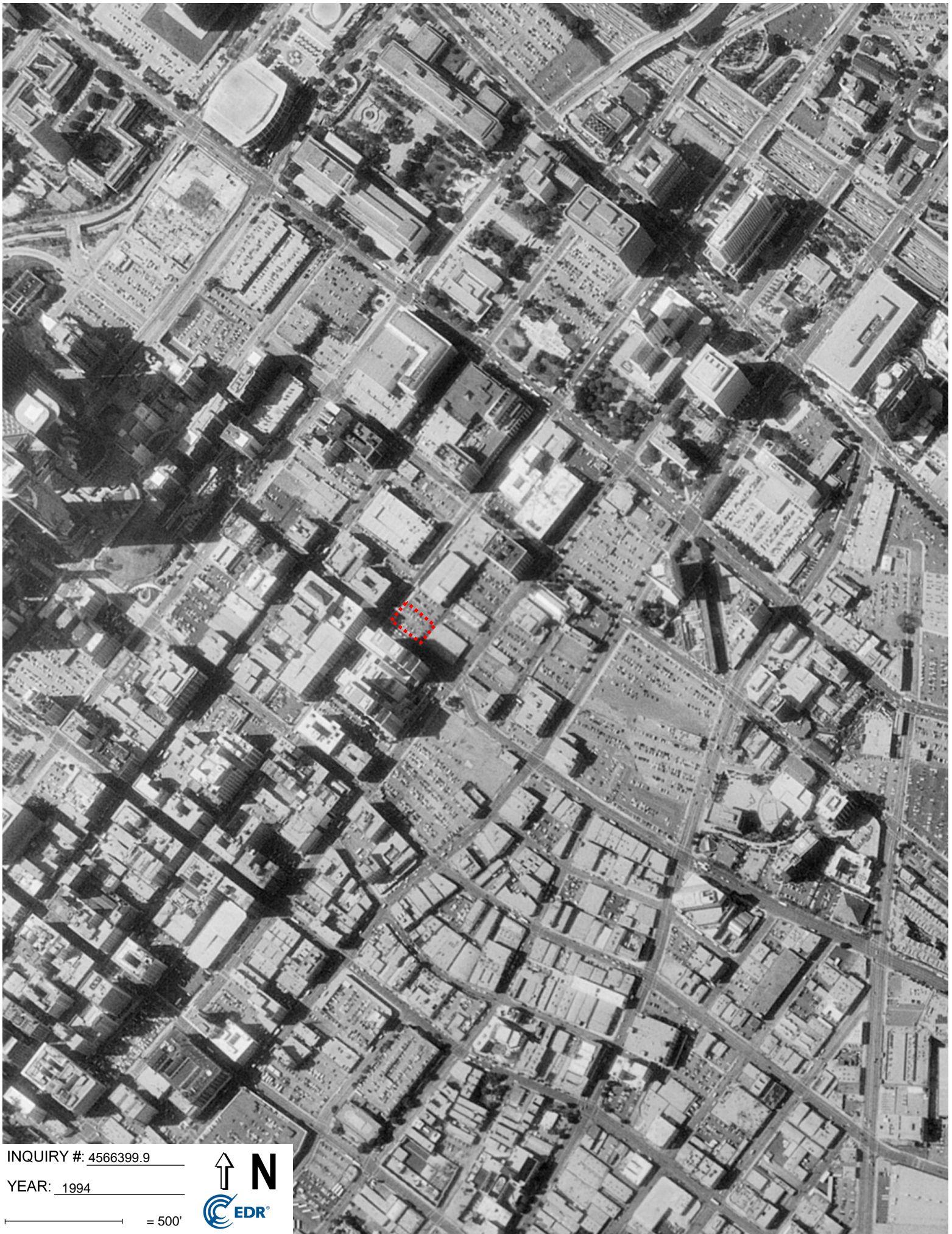


INQUIRY #: 4566399.9

YEAR: 2002

— = 500'



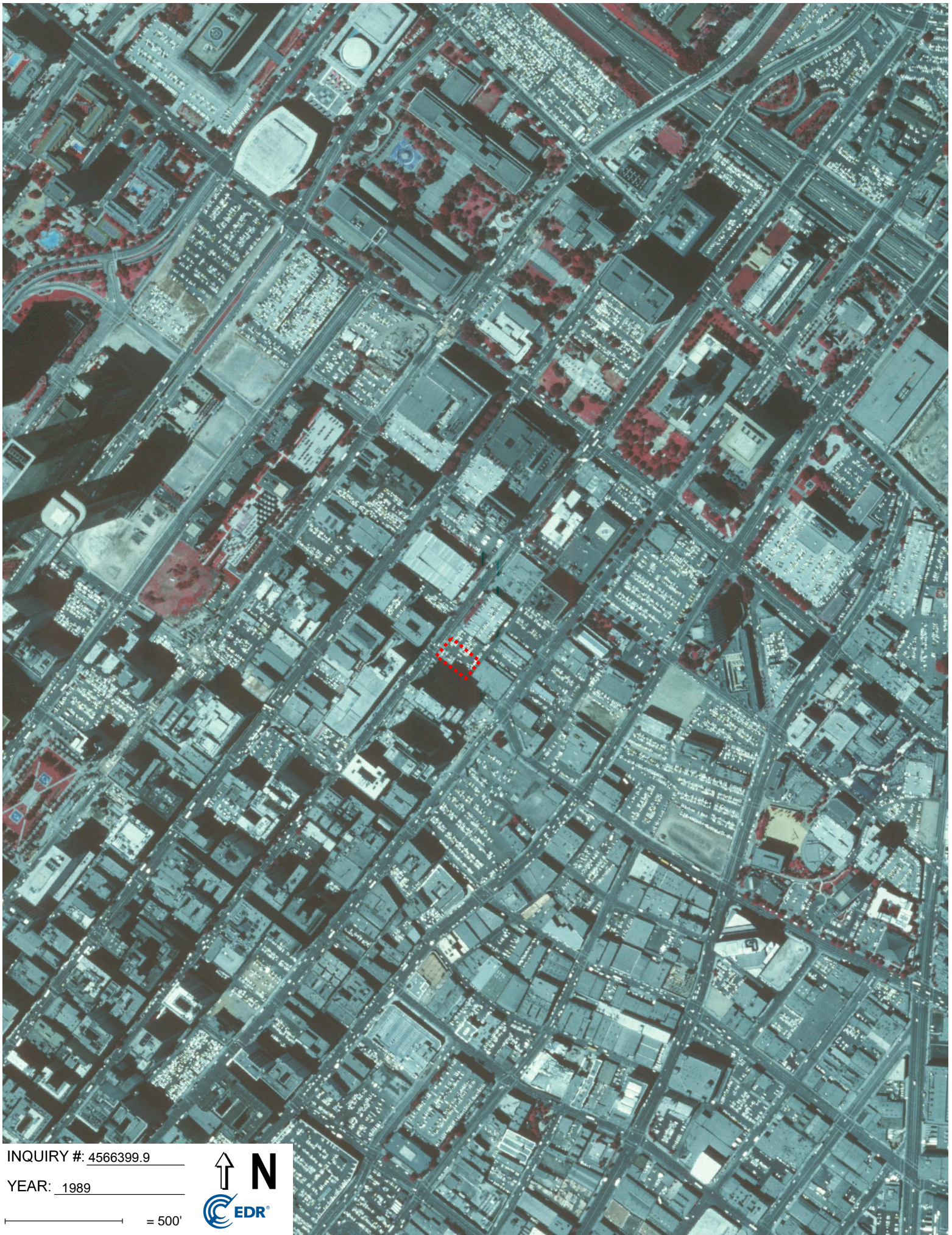


INQUIRY #: 4566399.9

YEAR: 1994

— = 500'





INQUIRY #: 4566399.9

YEAR: 1989

— = 500'





INQUIRY #: 4566399.9

YEAR: 1983

— = 500'





INQUIRY #: 4566399.9

YEAR: 1977

— = 500'



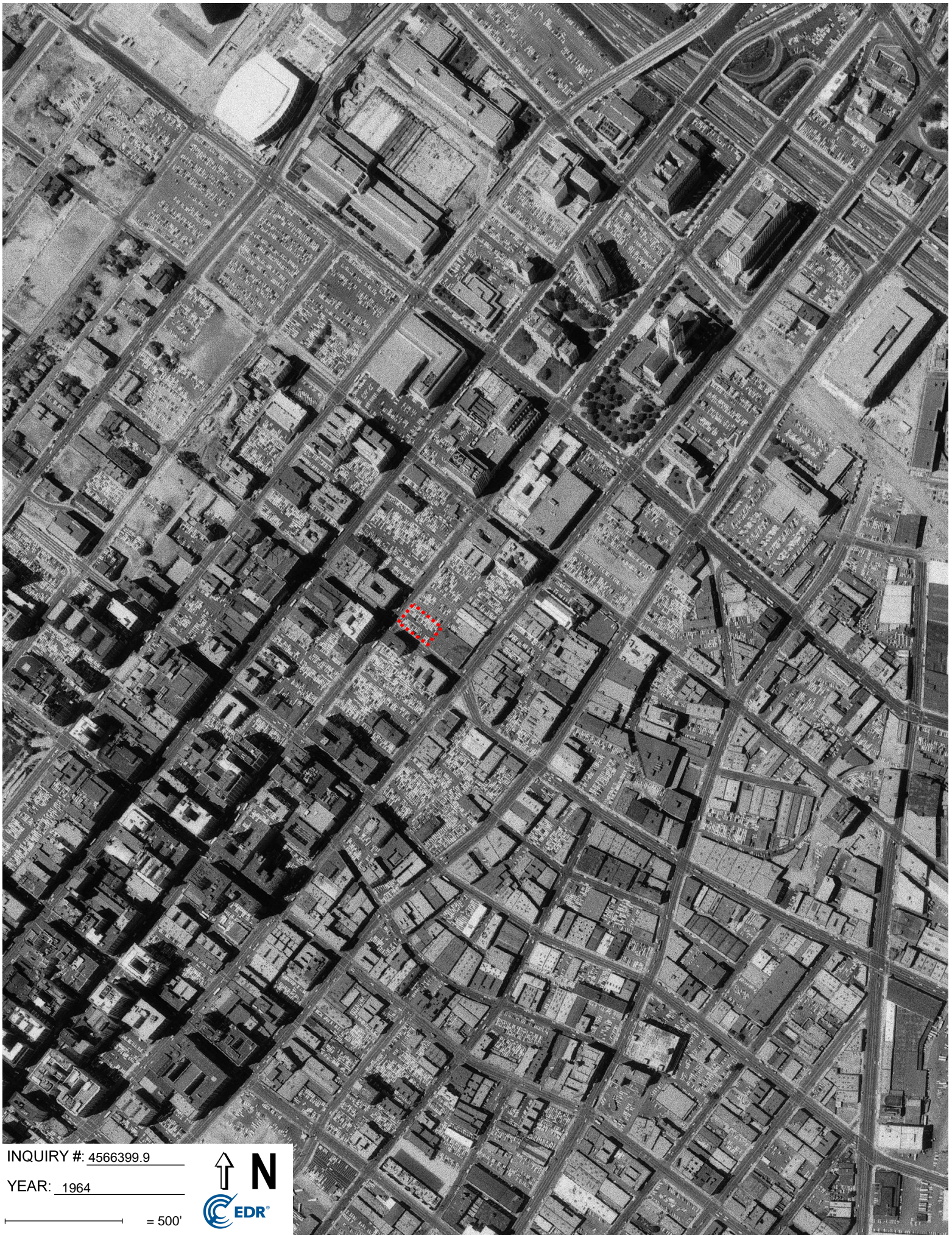


INQUIRY #: 4566399.9

YEAR: 1972

— = 500'





INQUIRY #: 4566399.9

YEAR: 1964

— = 500'





INQUIRY #: 4566399.9

YEAR: 1952

— = 500'





INQUIRY #: 4566399.9

YEAR: 1948

— = 500'





INQUIRY #: 4566399.9

YEAR: 1938

— = 500'





INQUIRY #: 4566399.9

YEAR: 1928

— = 500'





INQUIRY #: 4566399.9

YEAR: 1923

— = 500'



Appendix G

Topographic Map Report

251 S. Main St

251 S. Main St

Los Angeles, CA 90012

Inquiry Number: 4566399.4

March 16, 2016

EDR Historical Topo Map Report

with QuadMatch™



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

EDR Historical Topo Map Report

03/16/16

Site Name:

251 S. Main St
251 S. Main St
Los Angeles, CA 90012
EDR Inquiry # 4566399.4

Client Name:

Waterstone Environmental Inc
2936 E. Coronado Street
Anaheim, CA 92806
Contact: Heather Fields



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Waterstone Environmental Inc were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	16-128	Latitude:	34.050337 34° 3' 1" North
Project:	Main St Phase II	Longitude:	-118.245619 -118° 14' 44" West
		UTM Zone:	Zone 11 North
		UTM X Meters:	385034.28
		UTM Y Meters:	3768437.06
		Elevation:	281.36' above sea level

Maps Provided:

2012	1896
1991, 1994	1894
1981	
1972	
1966	
1953	
1928	
1900	

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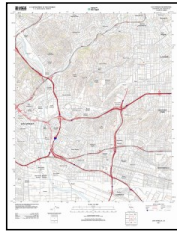
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets



Hollywood
2012
7.5-minute, 24000

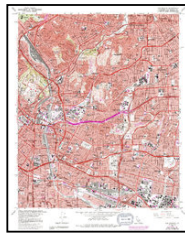


Los Angeles
2012
7.5-minute, 24000

1991, 1994 Source Sheets



Hollywood
1991
7.5-minute, 24000
Photo Inspected 1991
Photo Revised 1981

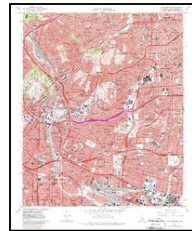


Los Angeles
1994
7.5-minute, 24000
Photo Revised 1981
Aerial Photo Revised 1978

1981 Source Sheets

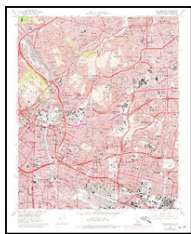


Hollywood
1981
7.5-minute, 24000
Photo Revised 1981
Aerial Photo Revised 1978



Los Angeles
1981
7.5-minute, 24000
Photo Revised 1981
Aerial Photo Revised 1978

1972 Source Sheets



Los Angeles
1972
7.5-minute, 24000
Photo Revised 1972
Aerial Photo Revised 1972



Hollywood
1972
7.5-minute, 24000
Photo Revised 1972
Aerial Photo Revised 1972

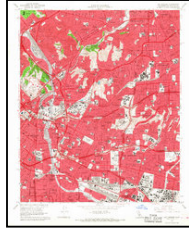
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1966 Source Sheets



Hollywood
1966
7.5-minute, 24000
Aerial Photo Revised 1964

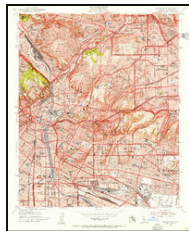


Los Angeles
1966
7.5-minute, 24000
Aerial Photo Revised 1964

1953 Source Sheets



Hollywood
1953
7.5-minute, 24000
Aerial Photo Revised 1952



Los Angeles
1953
7.5-minute, 24000
Aerial Photo Revised 1952

1928 Source Sheets

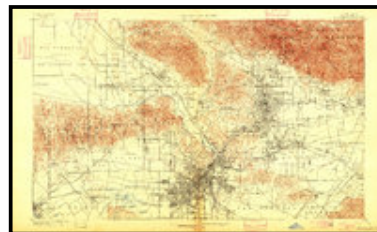


Los Angeles
1928
7.5-minute, 24000

1900 Source Sheets



Pasadena
1900
15-minute, 62500



Los Angeles
1900
15-minute, 62500

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1896 Source Sheets



Santa Monica
1896
15-minute, 62500

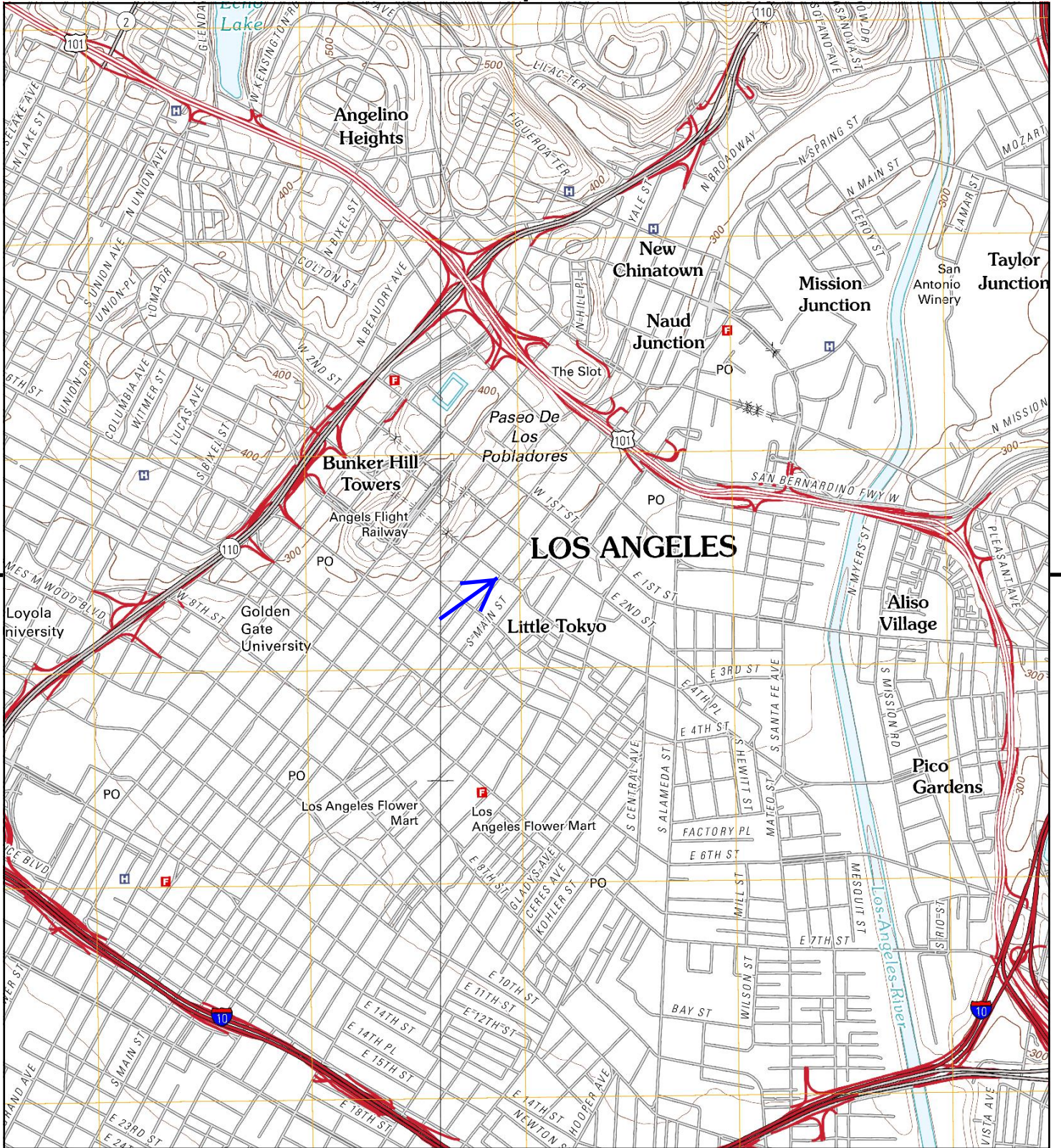


Pasadena
1896
15-minute, 62500

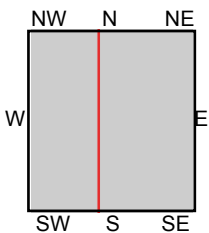
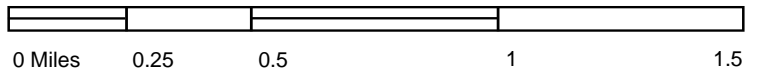
1894 Source Sheets



Los Angeles
1894
15-minute, 62500



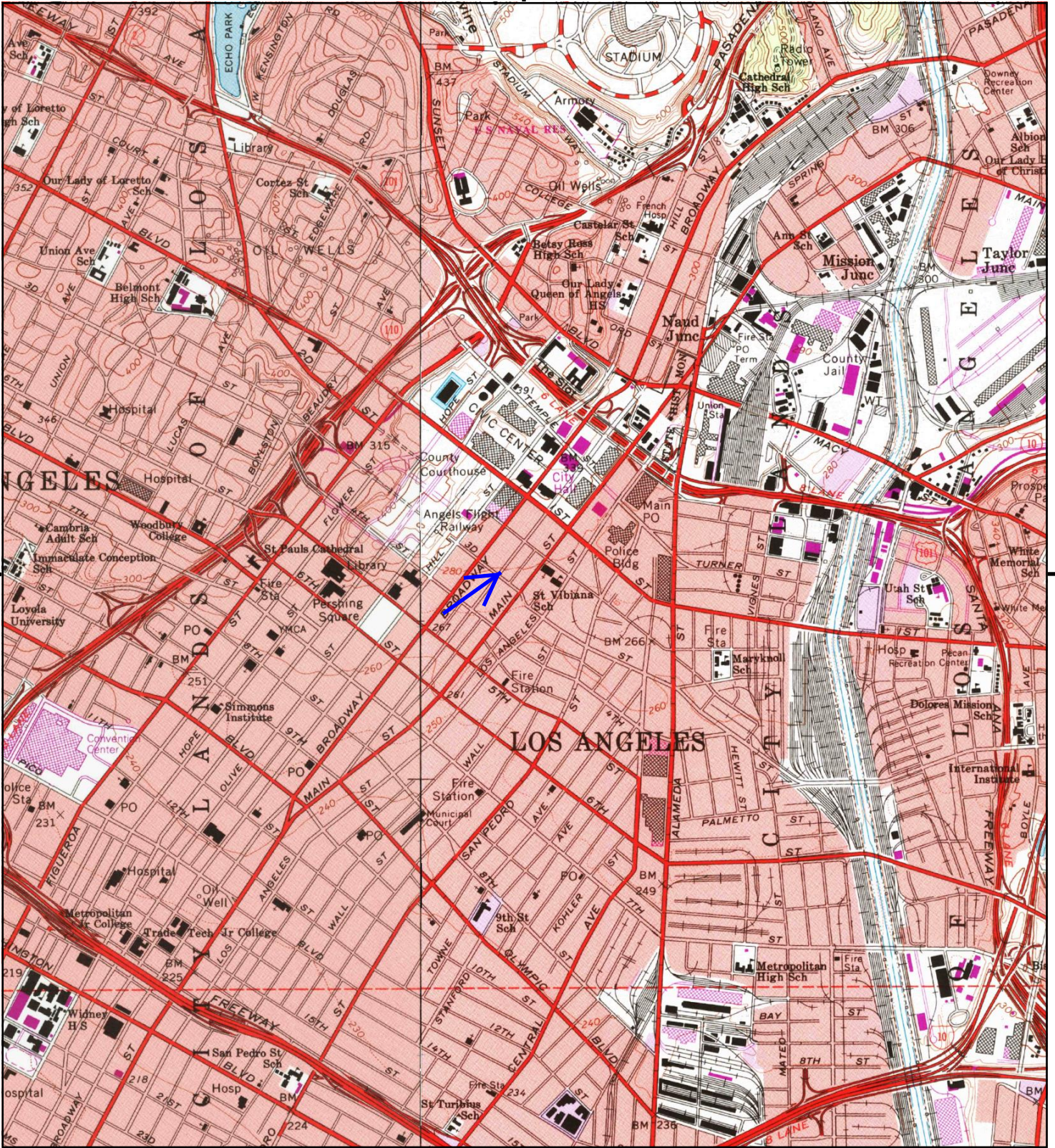
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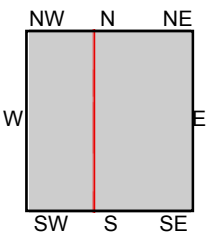
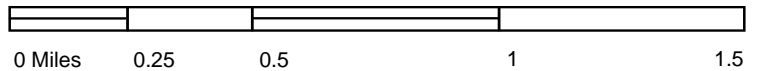
TP, Los Angeles, 2012, 7.5-minute
W, Hollywood, 2012, 7.5-minute

SITE NAME: 251 S. Main St
ADDRESS: 251 S. Main St
Los Angeles, CA 90012
CLIENT: Waterstone Environmental Inc





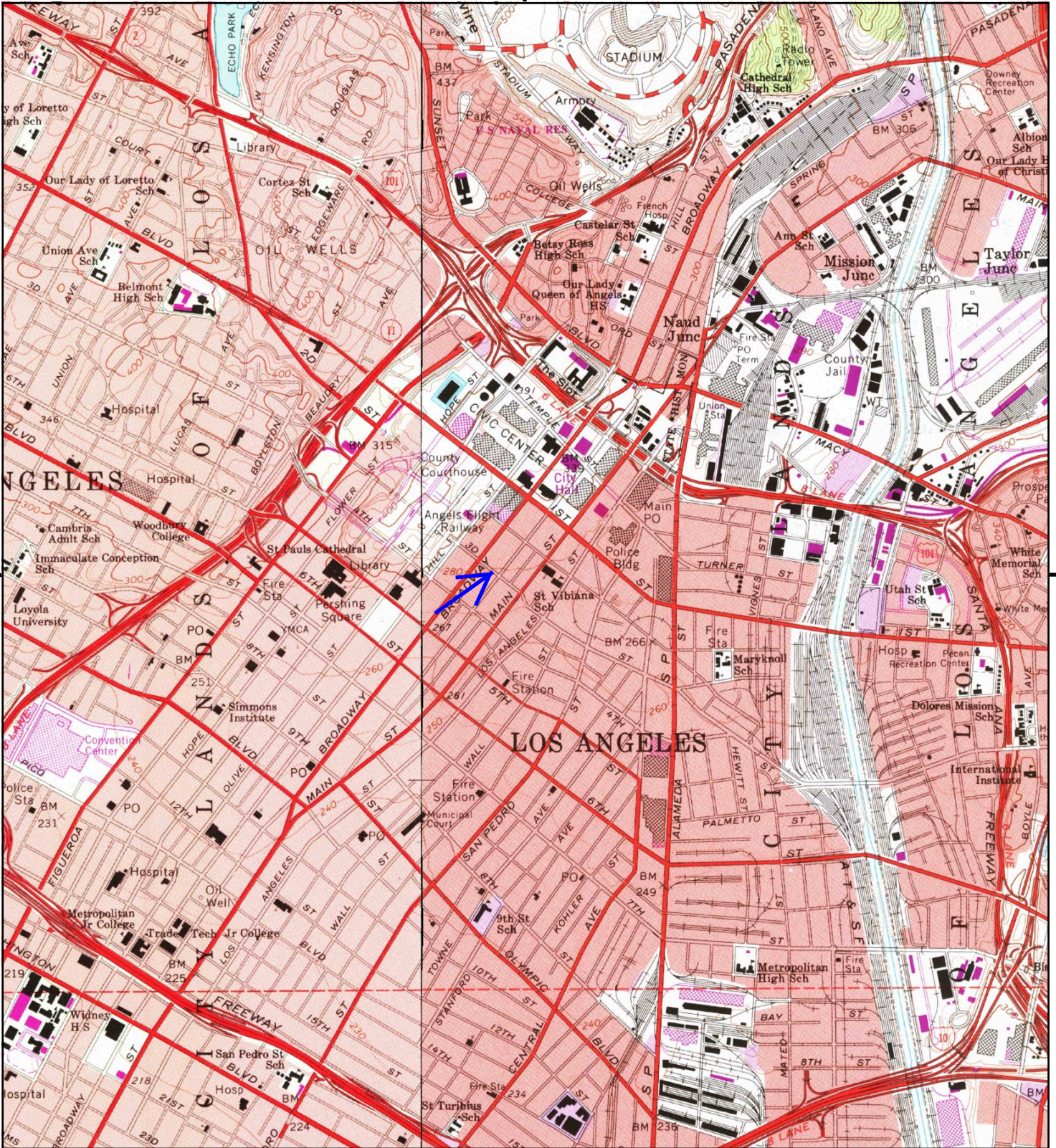
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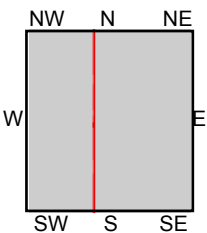
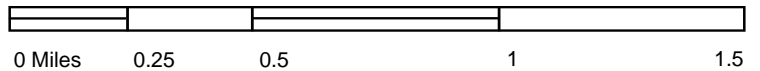
TP, Los Angeles, 1994, 7.5-minute
W, Hollywood, 1991, 7.5-minute

SITE NAME: 251 S. Main St
ADDRESS: 251 S. Main St
Los Angeles, CA 90012
CLIENT: Waterstone Environmental Inc





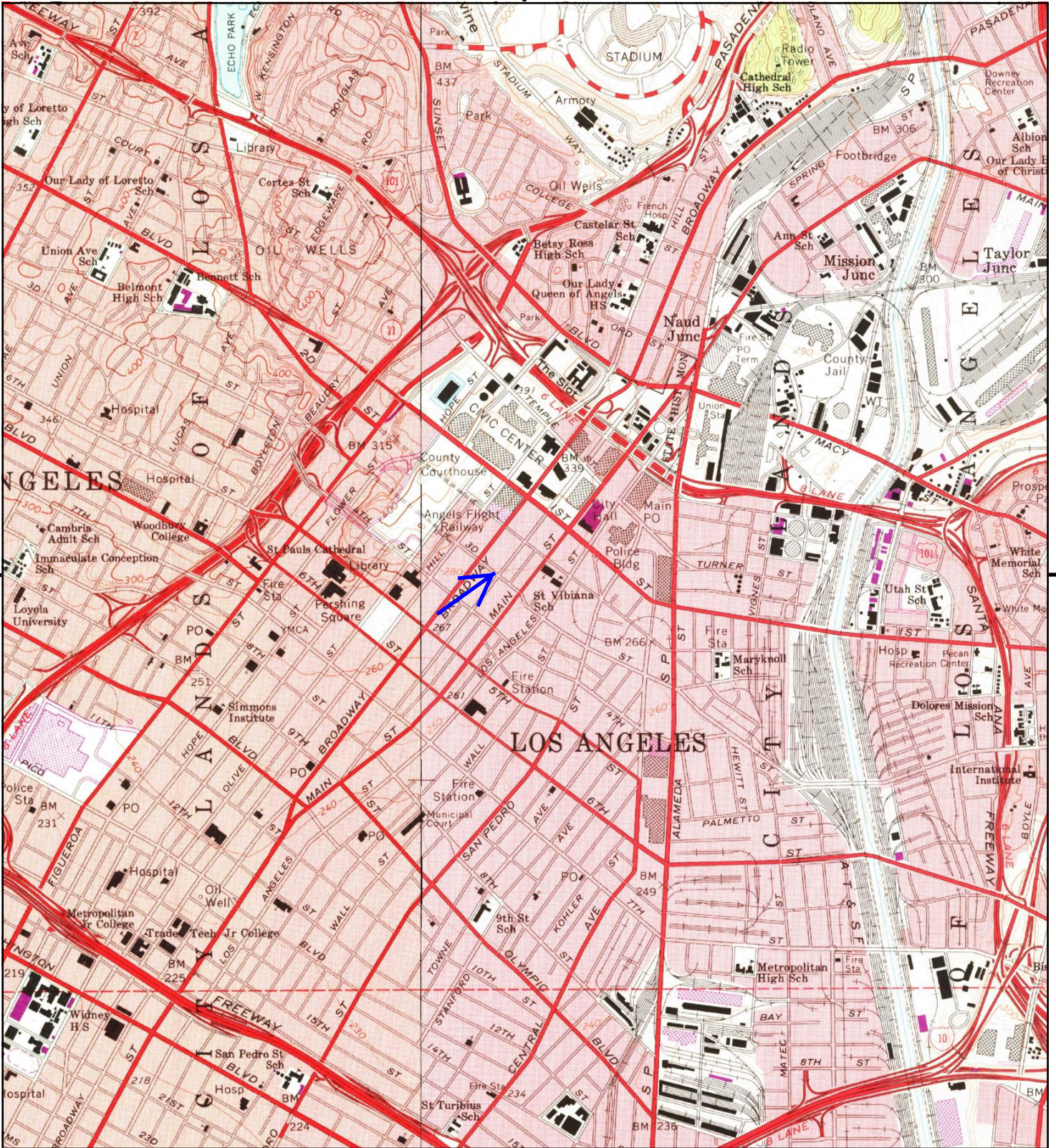
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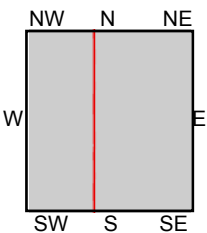
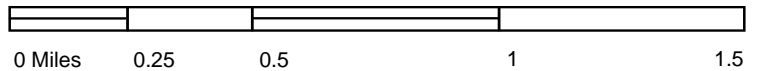
TP, Los Angeles, 1981, 7.5-minute
 W, Hollywood, 1981, 7.5-minute

SITE NAME: 251 S. Main St
 ADDRESS: 251 S. Main St
 Los Angeles, CA 90012
 CLIENT: Waterstone Environmental Inc





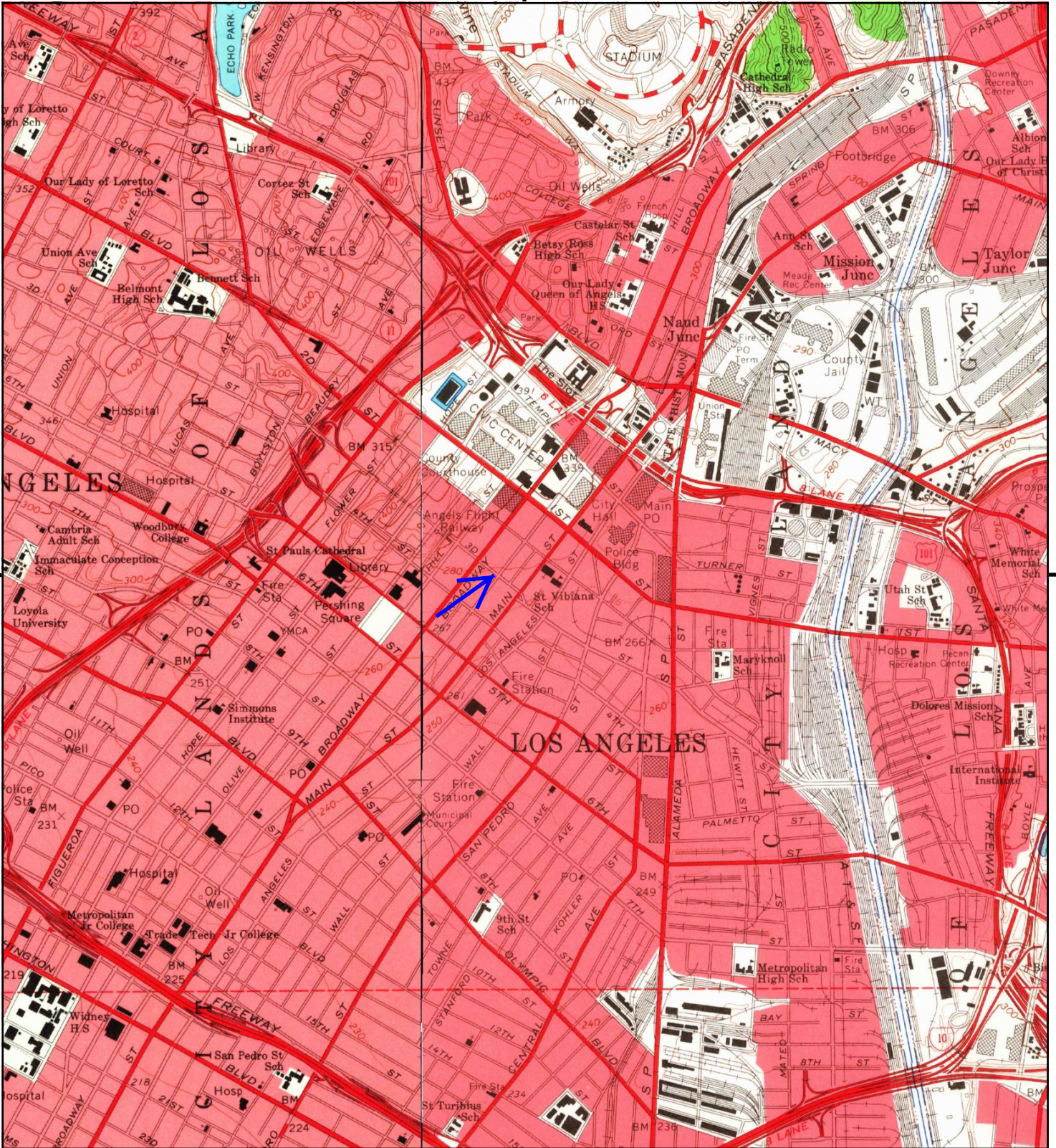
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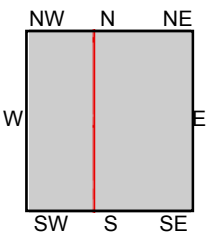
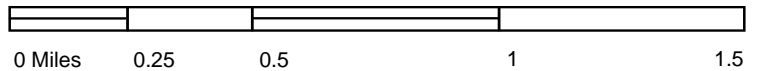
TP, Los Angeles, 1972, 7.5-minute
 W, Hollywood, 1972, 7.5-minute

SITE NAME: 251 S. Main St
 ADDRESS: 251 S. Main St
 Los Angeles, CA 90012
 CLIENT: Waterstone Environmental Inc





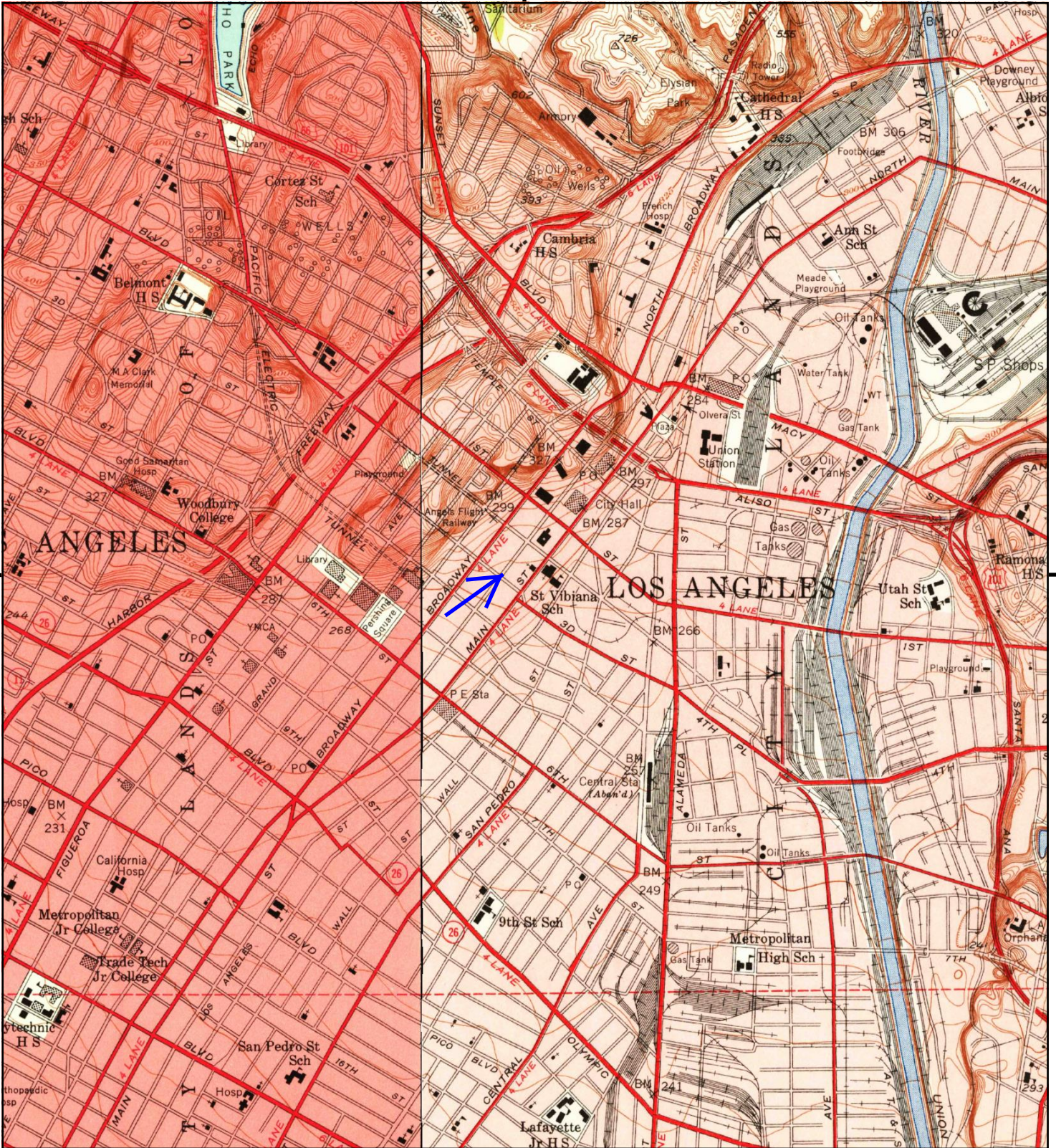
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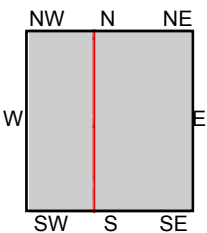
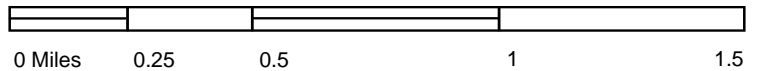
TP, Los Angeles, 1966, 7.5-minute
 W, Hollywood, 1966, 7.5-minute

SITE NAME: 251 S. Main St
 ADDRESS: 251 S. Main St
 Los Angeles, CA 90012
 CLIENT: Waterstone Environmental Inc





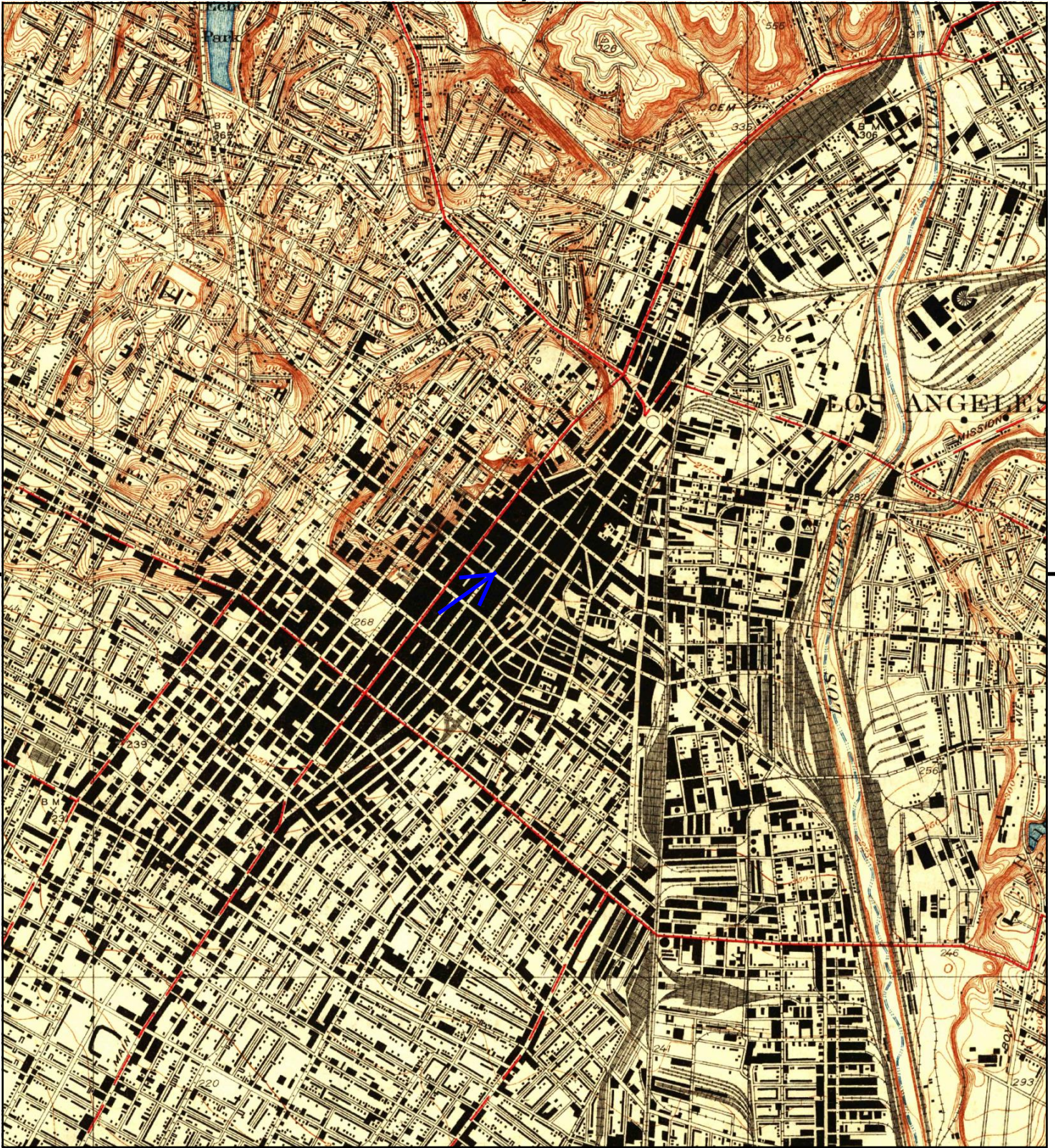
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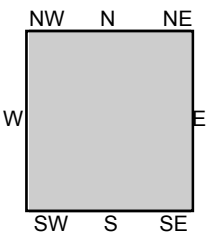
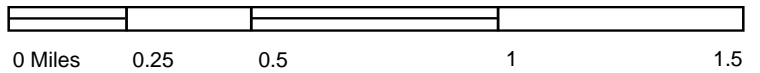
TP, Los Angeles, 1953, 7.5-minute
W, Hollywood, 1953, 7.5-minute

SITE NAME: 251 S. Main St
ADDRESS: 251 S. Main St
Los Angeles, CA 90012
CLIENT: Waterstone Environmental Inc





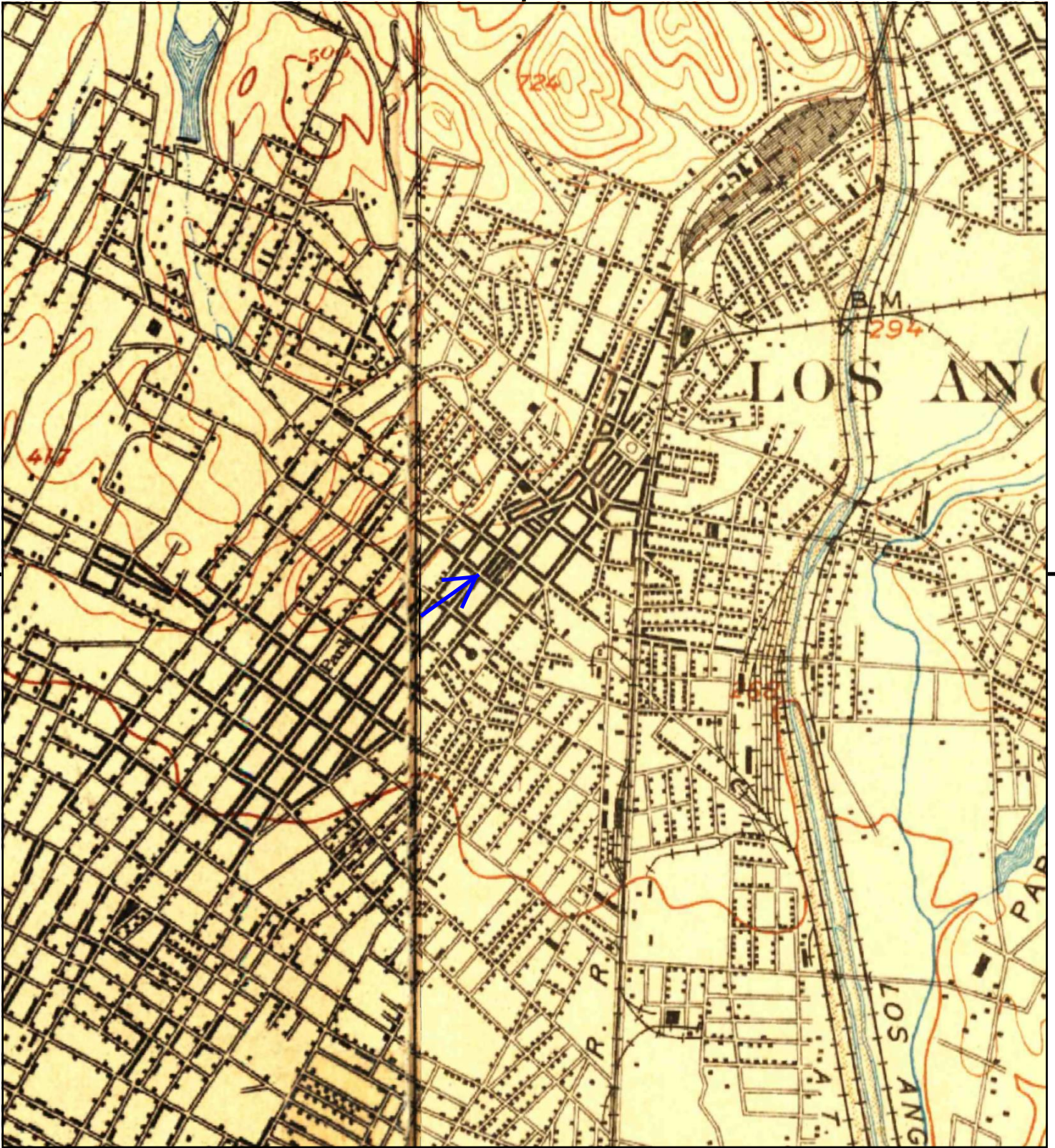
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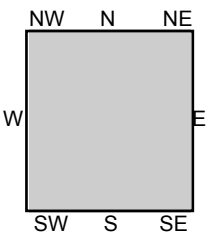
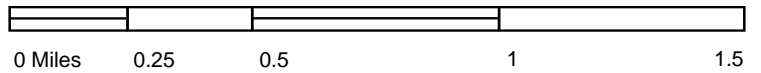
TP, Los Angeles, 1928, 7.5-minute

SITE NAME: 251 S. Main St
 ADDRESS: 251 S. Main St
 Los Angeles, CA 90012
 CLIENT: Waterstone Environmental Inc





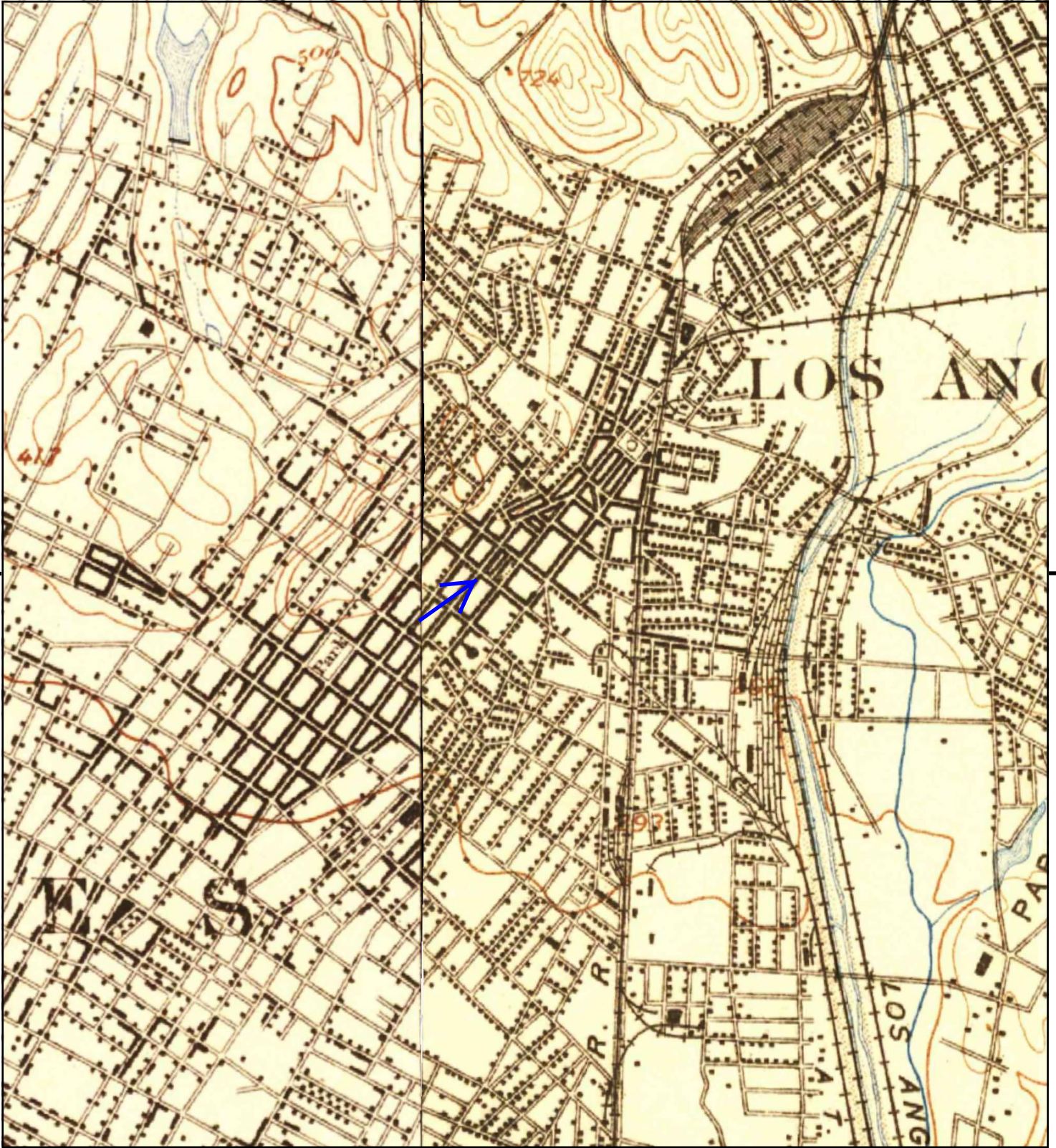
This report includes information from the following map sheet(s).



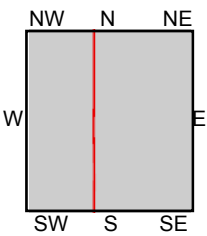
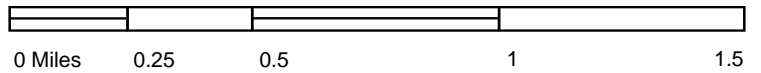
TP, Pasadena, 1900, 15-minute
TP, Los Angeles, 1900, 15-minute

SITE NAME: 251 S. Main St
 ADDRESS: 251 S. Main St
 Los Angeles, CA 90012
 CLIENT: Waterstone Environmental Inc





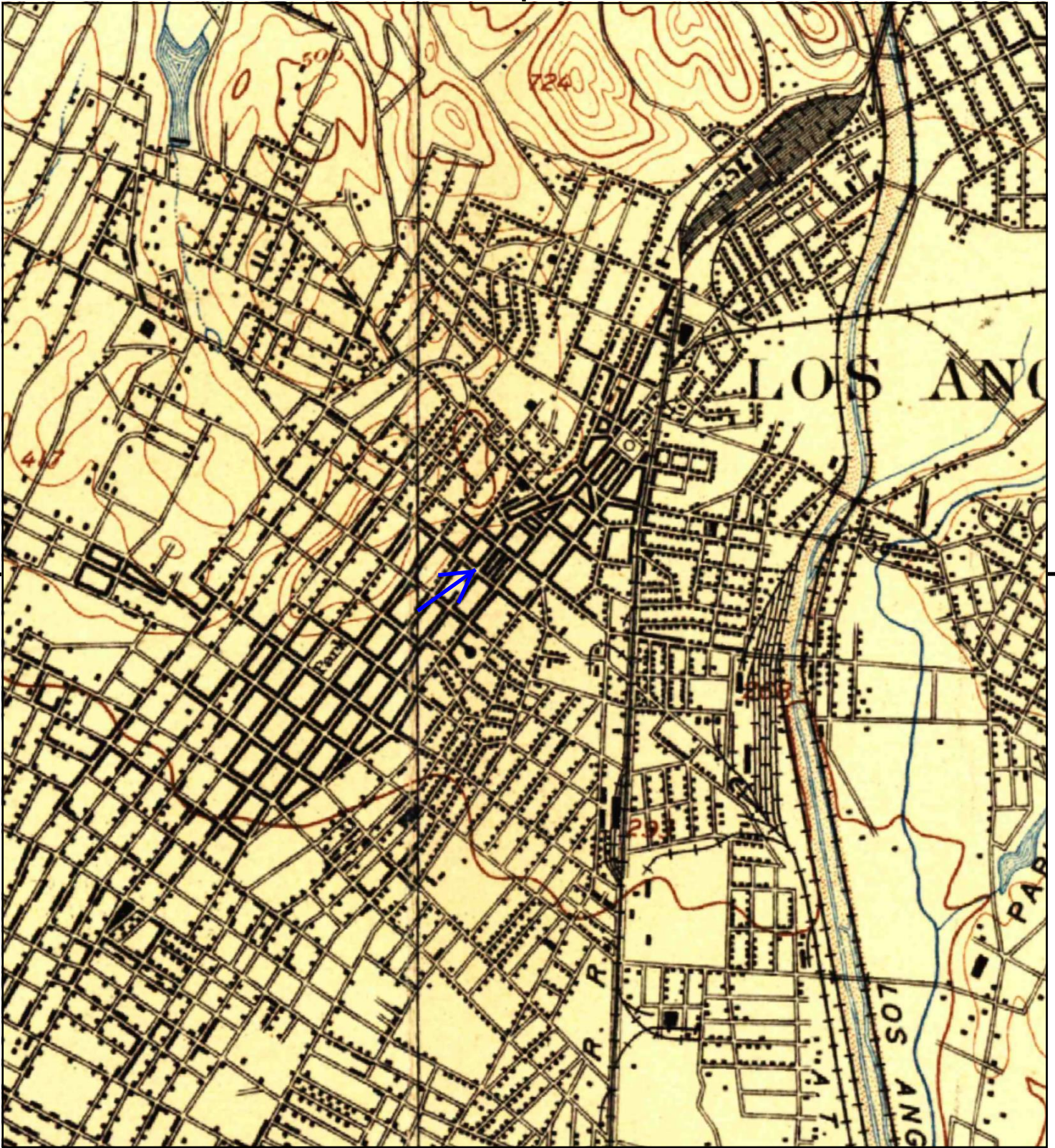
This report includes information from the following map sheet(s).



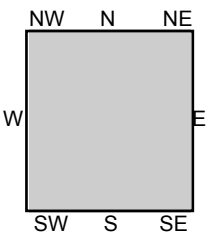
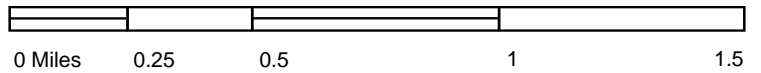
TP, Pasadena, 1896, 15-minute
NW, Santa Monica, 1896, 15-minute

SITE NAME: 251 S. Main St
ADDRESS: 251 S. Main St
Los Angeles, CA 90012
CLIENT: Waterstone Environmental Inc





This report includes information from the following map sheet(s).



TP, Los Angeles, 1894, 15-minute

SITE NAME: 251 S. Main St
 ADDRESS: 251 S. Main St
 Los Angeles, CA 90012
 CLIENT: Waterstone Environmental Inc



Appendix H
City Directory

129 3rd Street

129 3rd Street

Los Angeles, CA 90012

Inquiry Number: 5949750.5

January 28, 2020

The EDR-City Directory Abstract

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SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 332 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2014	EDR Digital Archive	-	X	X	-
2010	EDR Digital Archive	-	X	X	-
2006	Haines Co., Inc.	-	X	X	-
	Haines Co., Inc.	X	X	X	-
	Haines Company, Inc	-	X	X	-
	Haines Company, Inc	X	X	X	-
	Haines Company, Inc.	-	X	X	-
	Haines Company, Inc.	X	X	X	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines & Company, Inc.	-	-	-	-
2000	Pacific Bell Telephone	-	-	-	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	X	X	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	X	X	-
1990	Pacific Bell	-	X	X	-
1986	Pacific Bell	-	X	X	-
1985	Pacific Bell	-	X	X	-
1981	Pacific Telephone	-	X	X	-
1980	Pacific Telephone	-	X	X	-
1976	Pacific Telephone	-	X	X	-
1975	Pacific Telephone	-	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-
1970	Pacific Telephone	-	X	X	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	-	X	X	-
1966	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1965	Pacific Telephone	-	X	X	-
1964	Pacific Telephone	-	X	X	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1958	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1957	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1956	Pacific Telephone	-	-	-	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	X	X	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Pacific Telephone & Telegraph Co.	-	X	X	-
1950	Pacific Telephone	-	X	X	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Los Angeles Directory Co.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	The Glendale Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	X	X	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	-	X	X	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	X	X	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	Los Angeles Directory Company Publishers	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	X	X	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
127 3rd street	Client Entered	X
125 3rd street	Client Entered	X
123 3rd street	Client Entered	X
121 3rd street	Client Entered	X
250 spring street	Client Entered	X
252 spring street	Client Entered	X
254 spring street	Client Entered	
256 spring street	Client Entered	
258 spring street	Client Entered	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

129 3rd Street
Los Angeles, CA 90012

FINDINGS DETAIL

Target Property research detail.

3rd street

121 3rd street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Royal Printing Co	Pacific Telephone
	Royal Printng Co	Pacific Telephone

123 3rd street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	ROSS GRINDING & CUTLERY SERV	Pacific Telephone

125 3rd street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	MISSION PAK FRUIT GIFTS	Pacific Telephone
1960	MISSION PAK CO FRUIT GIFTS	Pacific Telephone
1924	Kawakami T H rest	Los Angeles Directory Co.

127 3rd street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	IMPORTS	Haines Company, Inc
	NUMBERONE	Haines Company, Inc
	WHOLESALE	Haines Company, Inc
	IMPORTSAL	Haines Company, Inc.
	IWUM ONE	Haines Company, Inc.
	WHOLESALE	Haines Company, Inc.
1962	ROCHESTER COAT MAKERS	Pacific Telephone
1960	ROCHESTER COAT MAKERS	Pacific Telephone
1924	Weisen A R sbmtlwkr r	Los Angeles Directory Co.

FINDINGS

S SPRING ST

250 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Coast Leather & Shoe Findings Co	Pacific Telephone
	De Land Robt Co pictr trames	Pacific Telephone
	Friedman Sam S leathr	Pacific Telephone

252 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	COOK SAM UNIFORMS INC	Pacific Telephone
1958	COOK SAM UNIFORMS INC	Pacific Telephone
	Cook Uniforms Inc	Pacific Telephone
	Cooks Sam Cook Sam Uniforms Inc	Pacific Telephone

258 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Paraiso Restaurant	Pacific Telephone

spring street

250 spring street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Coast Leather & Shoe Findings Co	Pacific Telephone
	De Land Robt Co pictr trames	Pacific Telephone
	Friedman Sam S leathr	Pacific Telephone

252 spring street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	COOK SAM UNIFORMS INC	Pacific Telephone
1958	COOK SAM UNIFORMS INC	Pacific Telephone
	Cook Uniforms Inc	Pacific Telephone
	Cooks Sam Cook Sam Uniforms Inc	Pacific Telephone

254 spring street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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256 spring street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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FINDINGS

258 spring street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Paraiso Restaurant	Pacific Telephone

W 3RD ST

121 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Royal Printing Co	Pacific Telephone
	Royal Printng Co	Pacific Telephone

123 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	ROSS GRINDING & CUTLERY SERV	Pacific Telephone

127 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	ROCHESTER COAT MAKERS	Pacific Telephone
1960	ROCHESTER COAT MAKERS	Pacific Telephone

129 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Aayco Apparel	Pacific Telephone
	Beverly Hat Co	Pacific Telephone
	Coronado Clothes	Pacific Telephone
	Diamond Paul Cut Trim & Make House	Pacific Telephone
	Dimand Paul Cut Trim & Make House	Pacific Telephone
	Dover Slacks of Calif	Pacific Telephone
	Gina	Pacific Telephone
	Hadys Famous Confections	Pacific Telephone
	Hollytown Mfg Co	Pacific Telephone
	Hotel & Tourist Reporter Employment Agency	Pacific Telephone
	Joy Stevens of Calif	Pacific Telephone
	Kaner Ben unfrms	Pacific Telephone
	Leading Mfg Co	Pacific Telephone
	Lube Millinery	Pacific Telephone
	Mariner Cap Co of Calif	Pacific Telephone
	Marks A Marks Trimmings & Woolens	Pacific Telephone
	Marks Trimmings & Woolens	Pacific Telephone
	New York Dress Co	Pacific Telephone
	Rique of Calif	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Rochester Coat Makers	Pacific Telephone
	Rosenberg Abe Dover Slacks of Calif	Pacific Telephone
	Royal Pants Mfg of Calif	Pacific Telephone
	Stevens Joy of California womens sportswr	Pacific Telephone
	Stevens of California womens sportswr	Pacific Telephone
	Stimson Building	Pacific Telephone
	Tourist & Hotel Reporter Employment Agency	Pacific Telephone
	Tourist Employment Agency Tourist & Hotel Reporter Employment Agency	Pacific Telephone
	Wells Sportswear	Pacific Telephone
1957	ROCHESTER COAT MAKERS	Pacific Telephone
1924	FLETCHER CHAS R Mining Geologist	Los Angeles Directory Co.
	GOLDEN STATE HAT AND CAP CO INC Philip Cohen Pres	Los Angeles Directory Co.
	PACIFIC AMERICAN TRADING CO A B Newkirk Pres F S Byington V Pres Treas Henry W Cavell Sec Importers and Exporters	Los Angeles Directory Co.
	PHILADELPHIA CLOAK & SUIT MFG CO INC Jos Gertsman Pres S Gertsman V Pres Jos Pollock Sec Treas Manufatcturers Ladies and Misses Cloaks Suits Dresses and Skirts	Los Angeles Directory Co.
	STAR PLEATING CO Mfrs of Knife Box Accordeon and Fancy Pleating	Los Angeles Directory Co.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

HARLEM PL

236 HARLEM PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Harlem Pl Lind Fred	Pacific Telephone & Telegraph Co.
1924	Thomson Alex shtmtlwkr	Los Angeles Directory Co.

239 HARLEM PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	CUNNINGHAM Raleigh H carp	Los Angeles Directory Co.

240 HARLEM PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Satterlee Clarence G auto park	Los Angeles Directory Co.

244 HARLEM PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Harlem Pl Economy Typesetting Service	Pacific Telephone & Telegraph Co.

248 HARLEM PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	JACKSON Lou B tinner r	Los Angeles Directory Co.

S MAIN

265 S MAIN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	BIO-MEDICS	Pacific Bell
	PLASMA CENTER	Pacific Bell
1986	PLASMA CENTER	Pacific Bell
	BIO MEDICS	Pacific Bell
1971	MOLER BARBER COLLEGE	Pacific Telephone
1967	MOLER BARBER COLLEGE	Pacific Telephone
1962	Moler Barber College	Pacific Telephone
1942	Margolin & Son Saml and Gerald gro	Los Angeles Directory Co.
1937	Recht Adolph Betty gro	Los Angeles Directory Co.
1933	Bedrosian Jack fruit	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	RECHT Adolph Betty gro	Los Angeles Directory Co.
1929	Glick Morris Yolan fruits	Los Angeles Directory Co.
	PEOPLES Market Co Inc Aug Vogel pres mgr C E Beckwith sec treas meats	Los Angeles Directory Co.
	Recht Adolph Betty gro	Los Angeles Directory Co.
1924	Glick Morris fruits	Los Angeles Directory Co.
	Peoples Market Co Inc Aug Vogel pres C E Beckwith sec treas whol meats	Los Angeles Directory Co.
	Recht & Chotiner Adolph Recht Saml Chotiner gro	Los Angeles Directory Co.

269 S MAIN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	FIVE STARS RESTRNT & BAR	Pacific Bell
1981	FIVE STARS RESTRNT & BAR	Pacific Telephone
1942	Libatique Sotero photog	Los Angeles Directory Co.
1937	SCHERR Max Mollie fruit	Los Angeles Directory Co.
1929	FISHER Max Betty beverages	Los Angeles Directory Co.

271 S MAIN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	COSTENAS BAR	Pacific Bell
1971	Marys Cafe	Pacific Telephone
1967	Marys Cafe	Pacific Telephone
1962	Marys Cafe	Pacific Telephone
1942	Mahler John Jenny mens furngs	Los Angeles Directory Co.
	Regalado Enrique shoe repr	Los Angeles Directory Co.
1937	Mahler John mens furngs	Los Angeles Directory Co.
	Marasco Saml Florence restr	Los Angeles Directory Co.
1933	KARLS SHOE STORES LTD Pinches Karl Pres R Karl V Pres W E Collar Sec Treas Karls Kustom Made Shoes	Los Angeles Directory Co.
	Rappold Ernest restr	Los Angeles Directory Co.
1929	Kranzthor Ernest M Caroline hosiery	Los Angeles Directory Co.
	STEIN Hyman Sophia printer	Los Angeles Directory Co.
1924	STEIN Hyman printer	Los Angeles Directory Co.
	Barrington Arthur B rest	Los Angeles Directory Co.
	GOODWIN P R gen mdse	Los Angeles Directory Co.

FINDINGS

303 S MAIN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	BOTANICA FE ESPERANZA Y CARIDAD	Pacific Telephone
1971	Fintz Ben Pants Store	Pacific Telephone
1967	Fintz Ben Pants Store	Pacific Telephone
1942	Polimer Bernard Annie music dlr	Los Angeles Directory Co.
1937	WEISS Golden Mrs radios	Los Angeles Directory Co.
1929	SWOPE Hazel H bndy wkr r	Los Angeles Directory Co.
1924	Villett J W battery mkr r	Los Angeles Directory Co.
	Rowell Buritt W jeweler	Los Angeles Directory Co.

305 S MAIN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	MARGO S BOXING EQUIPMENT	Pacific Telephone
1971	Back Stage Sales gifts	Pacific Telephone
1967	Back Stage Sales gifts	Pacific Telephone

307 S MAIN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	SUPER SANDWICHES	Pacific Telephone
1942	KAYE Murray L Norine mens furngs	Los Angeles Directory Co.
1937	Joseph David N mens furngs	Los Angeles Directory Co.
1924	Goppelt Fred hdwe	Los Angeles Directory Co.

316 S MAIN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	E P BRIGEL	Pacific Telephone
1962	YOUNGS MENS SHOP	Pacific Telephone
1942	Soldi Vincent A gifts	Los Angeles Directory Co.
1937	Soldi Vincent A curios	Los Angeles Directory Co.
1933	Jarmie Saml printer	Los Angeles Directory Co.
1929	Rausch Robt Olive tattooing	Los Angeles Directory Co.
	Soldi Vincent A post cards	Los Angeles Directory Co.
1924	RAYMOND Chas A photo	Los Angeles Directory Co.

S Main St

267 S Main St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	VICTORIA G CORDOVA INC	EDR Digital Archive
	VICTORIA G CORDOVA INC	EDR Digital Archive

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	VICTORIA G CORDOVA INC	EDR Digital Archive
	VICTORIA G CORDOVA INC	EDR Digital Archive

S MAIN ST

269 S MAIN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Five Stars restrnt & bar	Pacific Telephone

S Main St

271 S Main St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	COSTENA	EDR Digital Archive
	COSTENA	EDR Digital Archive
2010	COSTENA	EDR Digital Archive
	COSTENA	EDR Digital Archive

S MAIN ST

271 S MAIN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	LA COSTENA BAR	Haines Company, Inc.
1958	Marys Cafe	Pacific Telephone

302 S MAIN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Prudent Cut Rate Stores elastic hosry	Pacific Telephone

303 S MAIN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Jurados Tailor Shop	Pacific Telephone
1958	Jaffe Sales	Pacific Telephone

305 S MAIN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Back Stage Sales gifts	Pacific Telephone

306 S MAIN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Murray Custom Clothes	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Murrays Tailors Murrays Custom Clothes	Pacific Telephone
	Murrays Mens Shop See Murrays Custom Clothes	Pacific Telephone
	MURRAYS CUSTOM CLOTHES	Pacific Telephone

307 S MAIN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	E Z Distributor	Pacific Telephone

308 S MAIN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Shima Geo	Pacific Telephone
	Milan Hotel	Pacific Telephone
	Shima Shizu	Pacific Telephone

310 S MAIN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Downtown Luggage Repair Shop	Pacific Telephone
	Lerman M leather reprng	Pacific Telephone

311 S MAIN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Mayfair Auto Park	Pacific Telephone

312 S MAIN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Ritz Cafe	Pacific Telephone
	Sokeler Abraham	Pacific Telephone

316 S MAIN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Downtown Gift & Luggage Shop	Pacific Telephone
1958	Youngs Mens Shop	Pacific Telephone

S SPRING

257 S SPRING

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	BARTENDING INTERNATIONAL SCHOOL	Pacific Bell
1981	INTERNATL SCHOOL OF BARTENDING	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	California Record Searching Co pub recrds	Pacific Telephone
	CARL NEWMAN BAILBOND AGENT	Pacific Telephone
	Downtown	Pacific Telephone
	Chuman Frank F atty	Pacific Telephone
	Civic Center Travel Service	Pacific Telephone
	Collins Walter W consltnng engr	Pacific Telephone
	Colvin Floyd L atty	Pacific Telephone
	Cooper Edw S atty	Pacific Telephone
	Defils Gracie E	Pacific Telephone
	de Fiori Travel Service	Pacific Telephone
	DONAHUE SALES A DIVISION OF TEXTRON	Pacific Telephone
	Sales	Pacific Telephone
	DOUGLAS BUILDING OFC	Pacific Telephone
	Eagle Mfg Co	Pacific Telephone
	Eureka Telephone Co	Pacific Telephone
	Eureka Telephone Exchange	Pacific Telephone
	Eye Dog Foundation For The Blind	Pacific Telephone
	Federal Appraisal Service	Pacific Telephone
	Federal Inventory Service	Pacific Telephone
	Fleischner Lester M atty	Pacific Telephone
	Flos Bail Bands	Pacific Telephone
	Foley Kenneth atty	Pacific Telephone
	Forest Fiber Products Co	Pacific Telephone
	Gelff Bros bail bnds	Pacific Telephone
	Gelff Bros Broadway Bail Bond Agcy	Pacific Telephone
	Gelff Marry Broadway Bail Bond Agcy	Pacific Telephone
	Gelff Nat S Broadway Bail Bond Agcy	Pacific Telephone
	Grace Marro Bail Bonds	Pacific Telephone
	Gracious Grace Bail Bonds	Pacific Telephone
	HAYFER BEN Ace Credit Exch	Pacific Telephone
	Hazel Hurst Foundation For The Blind	Pacific Telephone
	Herman Mark bail bnd	Pacific Telephone
	Hickey Mitchell Co ins	Pacific Telephone
	Inventory Service Corp The	Pacific Telephone
	Izmirian Albert A rl ast apprsr	Pacific Telephone
	J Pac Inc imprt & mfr agts	Pacific Telephone
	Kennedy Ruth Mrs Eye Dog Foundation For The Blind	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Lake Wm H Levitt Lake & Zide attys	Pacific Telephone
	Leeds Wm A atty	Pacific Telephone
	Levitt Lake & Zide attys	Pacific Telephone
	Levitt Sigfried Levitt Lake & Zide attys	Pacific Telephone
	Los Angeles County Engineers Federal Credit Union	Pacific Telephone
	Macbeth Arthur E atty	Pacific Telephone
	Macbeth Hugh E Jr atty	Pacific Telephone
	MAHER BLLL Major School Of Bartending	Pacific Telephone
	Major Bartending School	Pacific Telephone
	MAJOR SCHOOL OF BARTENDING	Pacific Telephone
	Major School Of Bartending	Pacific Telephone
	Mansfield Systems	Pacific Telephone
	Manufacturers Brush Co	Pacific Telephone
	Marro Grace Bail Bonds	Pacific Telephone
	Martin Wm V trustee	Pacific Telephone
	Mc Kay Lequita J atty	Pacific Telephone
	Metro Tow Service	Pacific Telephone
	Meyerson Howard atty	Pacific Telephone
	Michelman Carlyle atty	Pacific Telephone
	Miller Howard	Pacific Telephone
	Mithers Joel atty	Pacific Telephone
	Moline Allan	Pacific Telephone
	Natl Foam System Inc	Pacific Telephone
	NEWMAN BROS BAIL BONDS & INSURANCE Downtown	Pacific Telephone
	Newman Carl Bailbond Agent	Pacific Telephone
	Downtown	Pacific Telephone
	Downtown	Pacific Telephone
	A A A Zoning Service Co	Pacific Telephone
	Ace Credit Exch	Pacific Telephone
	ACE CREDIT EXCH	Pacific Telephone
	Alfred Newman Bailbond Agent	Pacific Telephone
	Downtown	Pacific Telephone
	All Kleen Building Maintenance	Pacific Telephone
	ANACAPA MAP CO	Pacific Telephone
	Anchor Building Maintenance Service	Pacific Telephone
	Babcock Thorpe Rellim Inc	Pacific Telephone
	BARTENDING SCHOOL	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Bertram H Gordon	Pacific Telephone
	Branch Cary G atty	Pacific Telephone
	Brennan Chas J	Pacific Telephone
	Broadway Bail Bond Agcy	Pacific Telephone
	Brown J J Co	Pacific Telephone
	Brown J J Co	Pacific Telephone
	Byram H Keith atty	Pacific Telephone
	CIAPE Medical Hospital Plan	Pacific Telephone
	C & F Permit Service	Pacific Telephone
	California Assn Of Professional Employees	Pacific Telephone
	Newman Carl Bailbonds & Insurance	Pacific Telephone
	Okrand Fred Wirin & Okrand attys	Pacific Telephone
	Parrish Robt J paintng contr	Pacific Telephone
	Posner Paul M Wirin & Okrand attys	Pacific Telephone
	Property Tax Management Ltd	Pacific Telephone
	Radio TV Switchboards	Pacific Telephone
	Raiden Edw atty	Pacific Telephone
	Rellim Inc	Pacific Telephone
	Rida Roo Kangaroo Sockey Ball The	Pacific Telephone
	SAVAGE RICHARD H genl agt	Pacific Telephone
	Security Fire Extinguisher Sales & Service	Pacific Telephone
	Seeing Eye Dog Foundation Eye Dog Foundation For The Blind	Pacific Telephone
	Shockley Ernest V atty	Pacific Telephone
	Singeltary H L	Pacific Telephone
	Smallberg Alfred J atty	Pacific Telephone
	Sommer Larry	Pacific Telephone
	Sparks Richard S rl est apprsrs	Pacific Telephone
	Tietz J B atty	Pacific Telephone
	Tipton Dale C atty	Pacific Telephone
	Title Reporting Services	Pacific Telephone
	Trim Cap Inc plastic moldng	Pacific Telephone
	Union Adjustment Co	Pacific Telephone
	United Bonding Ins Co	Pacific Telephone
	UNITED TRUCKING CO	Pacific Telephone
	Widoff Josef atty	Pacific Telephone
	Wilson Jones Co	Pacific Telephone
	Wirin A L Wirin & Okrand attys	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Wirin & Okrand attys	Pacific Telephone
	Zide Leo H Levitt Lake & Zide attys	Pacific Telephone
	Zide Thomas Levitt Lake & Zide attys	Pacific Telephone
	Zoning Service Co	Pacific Telephone
1967	Fallout Shelter Co	Pacific Telephone
	Federal Inventory Service	Pacific Telephone
	Foist Millard F	Pacific Telephone
	Foley Kenneth atty	Pacific Telephone
	Forest Fiber Products Co	Pacific Telephone
	Fraser W D seeds	Pacific Telephone
	Fullenwider Frank atty	Pacific Telephone
	Gallagher & Ascher Co	Pacific Telephone
	Gelff Bros bl bnds	Pacific Telephone
	Gelff Bros Broadway Ball Bond Agcy	Pacific Telephone
	Gelff Morry Broadway Ball Bond Agcy	Pacific Telephone
	Gelff Nat S Broadway Ball Bond Agcy	Pacific Telephone
	Geller Wm invstgtr	Pacific Telephone
	GRACE MARRO BAIL BONDS	Pacific Telephone
	GRIFFIN A J CONSTRUCTION CO INC	Pacific Telephone
	Griffin Arthur J Construction Co Inc	Pacific Telephone
	H J Scrap Metal	Pacific Telephone
	Hannon Michael atty	Pacific Telephone
	HAYFER BEN Ace Credit Exch	Pacific Telephone
	Hazel Hurst Foundation for the Blind	Pacific Telephone
	Hickey Mitchell Co Ins	Pacific Telephone
	Hollywood Scrap Metal	Pacific Telephone
	Independent Trucking	Pacific Telephone
	Industrial Nucleonics Corp	Pacific Telephone
	Institute of Modern Legal Thought Inc	Pacific Telephone
	J S I	Pacific Telephone
	Jacobs Harris scrap metal	Pacific Telephone
	Janitorial Serv	Pacific Telephone
	Ofc	Pacific Telephone
	Jaycox L W atty	Pacific Telephone
	Judson Sheldon International Corp See J S I	Pacific Telephone
	Kaufman Connie M notry pub	Pacific Telephone
Kennedy Ruth Mrs Eye Dog Foundation for the Blind	Pacific Telephone	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Lake Wm H atty	Pacific Telephone
	Lancaster Bureau of Investigation	Pacific Telephone
	Lancaster Hazel atty	Pacific Telephone
	Leeds Wm A atty	Pacific Telephone
	Levitt Sigfried atty	Pacific Telephone
	Los Angeles Bail Bond Agency	Pacific Telephone
	Los Angeles County Engineers Federal Credit Union	Pacific Telephone
	Lowy Al	Pacific Telephone
	Lozano Wrecking Co	Pacific Telephone
	MAJOR BARTENDING SCHOOL	Pacific Telephone
	Major School of Bartending	Pacific Telephone
	MAJOR SCHOOL OF BARTENDING	Pacific Telephone
	Mansfield Systems	Pacific Telephone
	Manufacturers Brush Co	Pacific Telephone
	Marritt Jas A	Pacific Telephone
	WARRO GRACE BAIL BUNDS	Pacific Telephone
	MARTIN WM V trustee	Pacific Telephone
	McCann Wilbur econsmis constnt	Pacific Telephone
	McConnell Britton Drew atty	Pacific Telephone
	McConnell & Cramoline attys	Pacific Telephone
	McKanna Edmund investmts	Pacific Telephone
	McKay Lequita J atty	Pacific Telephone
	McKibbin David Chuman & McKibbin attys	Pacific Telephone
	Michelman Carlyle atty	Pacific Telephone
	Miller Howard	Pacific Telephone
	Mills Mary law secy	Pacific Telephone
	Mithers Joel atty	Pacific Telephone
	Murray Douglas atty	Pacific Telephone
	Natl Foam System Inn	Pacific Telephone
	Natl Home Life Assurance Co	Pacific Telephone
	NELSON KJELL O JR bl bnds	Pacific Telephone
	Nelson Kjell O Jr bl bnds	Pacific Telephone
	NEWMAN BROS Main Ofc	Pacific Telephone
	Downtown	Pacific Telephone
	Okrand Fred atty Wirin Rissman & Okrand	Pacific Telephone
	PAC OFC EQUIPT CO	Pacific Telephone
	Posner Paul M Wirin Rissman & Okrand attys	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Property Tax Management	Pacific Telephone
	Radio TV Switchboards	Pacific Telephone
	Raiden Edw atty	Pacific Telephone
	Rellim Inc	Pacific Telephone
	Reporting & Abstract Co	Pacific Telephone
	Reynolds Boyd H immigrtn counslr	Pacific Telephone
	Ridley Cornell atty	Pacific Telephone
	Rissman Robt R atty Wirin Rissman & Okrand	Pacific Telephone
	Savage Richard H genl agt	Pacific Telephone
	School of Bartending	Pacific Telephone
	Schulz Bill Los Angeles Bail Bond Agency	Pacific Telephone
	Security Counselors Inc	Pacific Telephone
	SECURITY FIRE EXTINGUISHER SALES & SERVICE	Pacific Telephone
	Seeing Eye Dog Foundation Eye Dog Foundation For The Blind	Pacific Telephone
	Shockley Ernest V atty	Pacific Telephone
	Singeltary H L	Pacific Telephone
	Singer Sewing Alds	Pacific Telephone
	Sonntag H A Plumbing & Heating	Pacific Telephone
	South Solak & Assoc	Pacific Telephone
	SOUTHLAND SPRINKLER CO	Pacific Telephone
	Sperber Laurence R atty	Pacific Telephone
	Stein Alan J atty	Pacific Telephone
	Talon Zipper Co	Pacific Telephone
	Tietz J B atty	Pacific Telephone
	Tipton Dale C atty	Pacific Telephone
	TOMATOS BAIL BONDS	Pacific Telephone
	Union Adjustment Co	Pacific Telephone
	United Bonding Ins Co	Pacific Telephone
	UNITED TRUCKING CO	Pacific Telephone
	Victor Morris L Bail Bonds	Pacific Telephone
	Widoff Josef atty	Pacific Telephone
	Wilson Jones Co	Pacific Telephone
	Wirin A L atty Wirin Rissman & Okrand	Pacific Telephone
	Wirin Rissman & Okrand attys	Pacific Telephone
	Zide Leo H atty	Pacific Telephone
	Zide Thos atty	Pacific Telephone
	Zide & Zide attys	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Zoning Service Co	Pacific Telephone
	A A A Zoning Service Co	Pacific Telephone
	A C BAIL BOND AGENCY	Pacific Telephone
	Ability Scrap & Salvage Co	Pacific Telephone
	Accuray Industrial Nucleonics Corp	Pacific Telephone
	Ace Bureau of Investigation	Pacific Telephone
	Ace Credit Exch	Pacific Telephone
	AGE CREDIT EXCH	Pacific Telephone
	All Kleen Bldg Maintenance	Pacific Telephone
	American Charcoal Co coolants	Pacific Telephone
	Anchor Building Maintenance Serv	Pacific Telephone
	Andrews Willedd atty	Pacific Telephone
	Approved Backflow Engineers Div of H A Sonntag Plumbing Serv	Pacific Telephone
	Babcock Thorpe Rellim Inc	Pacific Telephone
	BARTENDING SCHOOL	Pacific Telephone
	Benjamin Alfred	Pacific Telephone
	Bertran H Gordon	Pacific Telephone
	Bevil Leaky	Pacific Telephone
	Branch Cary G atty	Pacific Telephone
	Brennan Chas J	Pacific Telephone
	Broadway Bail Bond Agcy	Pacific Telephone
	Brown J J Co	Pacific Telephone
	Brown J J Co	Pacific Telephone
	C & F Permit Service	Pacific Telephone
	California Assn of Professional Employees	Pacific Telephone
	California Record Searching Co pub records	Pacific Telephone
	California Rural Legal Assistance Inc	Pacific Telephone
	CARL NEWMAN BAILBOND AGENT	Pacific Telephone
	Downtown	Pacific Telephone
	CHILDS EURAL BAIL BONDS	Pacific Telephone
	Chippewa Paper Products Co	Pacific Telephone
	Chuman Frank F Chuman & McKibbin attys	Pacific Telephone
	Chuman & McKibbin attys	Pacific Telephone
	Civic Center Realty	Pacific Telephone
	Civic Center Travel Service	Pacific Telephone
	Coach Airlines	Pacific Telephone
	Coast Adjustment & Finance Corp	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Coast Finance & Adjustment Corp	Pacific Telephone
	Collins Walter W CE	Pacific Telephone
	Connor John G atty	Pacific Telephone
	Cooper Edw S atty	Pacific Telephone
	Cramoline Carl G atty	Pacific Telephone
	Deacon Sales Co	Pacific Telephone
	Definitely Jrs dress mfrs	Pacific Telephone
	de Fiori Travel Service	Pacific Telephone
	Donahue Sales Coro	Pacific Telephone
	DOUGLAS BLDG OFC	Pacific Telephone
	Drawn TV Repair & Serv	Pacific Telephone
	Eagle Mfg Co	Pacific Telephone
	Elliott Edw E Assemblyman	Pacific Telephone
	Eural Childs Bail Bonds	Pacific Telephone
	Eureka Telephone Co	Pacific Telephone
	Eureka Telephone Exch	Pacific Telephone
	Eye Dog Foundation for the Blind	Pacific Telephone
1962	Lowy Al	Pacific Telephone
	Machinery & Equipt Co Inc	Pacific Telephone
	MAHER BILL Major School of Bartending	Pacific Telephone
	MAJOR BARTENDING SCHOOL	Pacific Telephone
	Major School of Bartending	Pacific Telephone
	MAJOR SCHOOL OF BARTENDING	Pacific Telephone
	Manufacturers Brush Co	Pacific Telephone
	MARRO GRACE BAIL BONDS	Pacific Telephone
	Martin Wm V trustee	Pacific Telephone
	Mc Cann Wilbur economic consltnt	Pacific Telephone
	L A Ofc	Pacific Telephone
	Mc Connell Britton Drew atty	Pacific Telephone
	Mc CORMAC JIM Major School of Bartending	Pacific Telephone
	Mc Kanna Edmund investmnts	Pacific Telephone
	Mc Kibbin David Chuman & McKibbin attys	Pacific Telephone
	Mead Langdon W atty	Pacific Telephone
	Merchants Fire Ins Co	Pacific Telephone
	Merit Enterprises	Pacific Telephone
	Merrill John F	Pacific Telephone
	Miller Ernest M atty	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Miller Ernest M atty	Pacific Telephone
	Miller Howard	Pacific Telephone
	Mineck A H Dental Lab	Pacific Telephone
	Mobile Truck Serv	Pacific Telephone
	Motad Engrns	Pacific Telephone
	Municipal Lien Serv	Pacific Telephone
	Natl Home Life Assurance Co	Pacific Telephone
	Natl House Wrecking & Salvage Co	Pacific Telephone
	Okrand Fred atty Wirin Rissman & Okrand	Pacific Telephone
	PAC OFC EQUIPT CO	Pacific Telephone
	Pac Pioneer Plastic Co	Pacific Telephone
	Paley Alvin Sutton & Widoff attys	Pacific Telephone
	Rabitz M & Sons ins	Pacific Telephone
	Radio TV Switchboards	Pacific Telephone
	Raiden Edw atty	Pacific Telephone
	Rapid Ball Bond Agcy	Pacific Telephone
	Rellim Inc	Pacific Telephone
	Reporting & Abstract Co ct reprtn	Pacific Telephone
	Riddell R M Co mfrs agt	Pacific Telephone
	Riggs Arthur L atty	Pacific Telephone
	Rissman Robt R atty Wirin Rissman & Okland	Pacific Telephone
	Savage Richard H	Pacific Telephone
	School of Bartending	Pacific Telephone
	Security Counselors Inc	Pacific Telephone
	Seeing Eye Dog Foundation Eye Dog Foundation For The Blind	Pacific Telephone
	Sexton John & Co whsle grocrs	Pacific Telephone
	Sexton John & Co whsle grocrs	Pacific Telephone
	Shaw Trucking Co	Pacific Telephone
	Shell W Nelson Mrs	Pacific Telephone
	Shick Tube Veyor Corp	Pacific Telephone
	Shockley Ernest V atty	Pacific Telephone
	Sid Hahn Bail Bond Agcy	Pacific Telephone
	Simpson Co	Pacific Telephone
	Skip Tracers invstgtrs	Pacific Telephone
	Stein Bauer Sigmund	Pacific Telephone
	Sutton Harry Sutton & Widoff attys	Pacific Telephone
	Sutton & Widoff attys	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Sweet Ralph M Co Ins	Pacific Telephone
	Tamraz Frank A paintng contr	Pacific Telephone
	Tietz J B atty	Pacific Telephone
	TOMATOS BAIL BONDS	Pacific Telephone
	Tracers Investigations	Pacific Telephone
	United Bonding Ins Co	Pacific Telephone
	West Hollywood Disposal Serv	Pacific Telephone
	Eureka ephone Co	Pacific Telephone
	Eureka ephone Exchange	Pacific Telephone
	Attorneys Serv Exch	Pacific Telephone
	Commercial Serv Dept	Pacific Telephone
	Eureka ephone Exchange	Pacific Telephone
	Court Reporters Dept	Pacific Telephone
	Eureka ephone Exchange	Pacific Telephone
	Doctors Serv Exch	Pacific Telephone
	Eureka ephone Exchange	Pacific Telephone
	East L A Ofc	Pacific Telephone
	Industrial Serv Dept	Pacific Telephone
	East L A Ofc	Pacific Telephone
	New Accounts Dept	Pacific Telephone
	East L A Ofc	Pacific Telephone
	Radio TV Dept	Pacific Telephone
	Sub Contractors Dept	Pacific Telephone
	East L A Ofc	Pacific Telephone
	East L A Ofc	Pacific Telephone
	ephone Answering Consultants	Pacific Telephone
	East L A Ofc	Pacific Telephone
	etype Dept	Pacific Telephone
	East L A Ofc	Pacific Telephone
	All Other Departments	Pacific Telephone
	Eye Dog Foundation for the Blind	Pacific Telephone
	Fairfax Gress & Co CPAs	Pacific Telephone
	Fallout Shelter Co	Pacific Telephone
	Federal Equipt & Supply Co	Pacific Telephone
	Federal Inventory Serv	Pacific Telephone
	Foley Kenneth atty	Pacific Telephone
	Forest Fiber Products Co	Pacific Telephone
	Fraser W D seeds	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Geller Wm Invstgr	Pacific Telephone
	General Foods Prepared Frozen Food Operation	Pacific Telephone
	Georges Car Salvage Serv	Pacific Telephone
	Gerecht U Richard atty	Pacific Telephone
	Golden State Fertilizer	Pacific Telephone
	GRACE MARRO BAIL BOND S	Pacific Telephone
	Grindale Merle J	Pacific Telephone
	Gross Irv invstgtns	Pacific Telephone
	Gross Irving Tracers invstgtns	Pacific Telephone
	Hahn Sid Ball Bond Agcy	Pacific Telephone
	Harris Jacobs scrap mtl	Pacific Telephone
	HAYFER BEN Ace Credit Exch	Pacific Telephone
	Hazel Hurst Foundation for the Blind	Pacific Telephone
	Hickey Mitchell Co ins	Pacific Telephone
	Hoffman Akey Co ins	Pacific Telephone
	Hoffman H V Hoffman Akey Co	Pacific Telephone
	Hornbein J K Co drugs	Pacific Telephone
	Hornwood Al Hoffman Akey Co Ins	Pacific Telephone
	Independent Trucking	Pacific Telephone
	INDUSTRIAL NUCLEONICS CORP	Pacific Telephone
	Janitorial Serv	Pacific Telephone
	Ofc	Pacific Telephone
	Jaycox L W atty	Pacific Telephone
	Jefferson Electronic Products Corp	Pacific Telephone
	Jonesi Jos J atty	Pacific Telephone
	Kaufman Connie M notry pub	Pacific Telephone
	Kennedy Ruths Mrs Eye Dog Foundation for the Blind	Pacific Telephone
	Kowan Theodor Ira atty	Pacific Telephone
	Lancaster Bureau of Investigation	Pacific Telephone
	Lancaster Hazel atty	Pacific Telephone
	Leinhardt Gloria J atty	Pacific Telephone
	L A County Engnrs Federal Credit Union	Pacific Telephone
	L A Private Detective Agoy	Pacific Telephone
	A & A Bail Bonds	Pacific Telephone
	A A A Zoning Serv Co	Pacific Telephone
	Ability Scrap & Salvage Co	Pacific Telephone
	ACCURAY	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Ace Bureau of Investigation	Pacific Telephone
	Ace Credit Exch	Pacific Telephone
	ACE CREDIT EXCH	Pacific Telephone
	All States Adjustment Co	Pacific Telephone
	Allstate Adjustment Co	Pacific Telephone
	Allstates Adjustment Co	Pacific Telephone
	Alwin D Fountain pens	Pacific Telephone
	American Charcoal Cd coolants	Pacific Telephone
	Anchor Building Maintenance Serv	Pacific Telephone
	Aragon Art Bail Bonds	Pacific Telephone
	Assured Reporting Sev or reporting	Pacific Telephone
	Atlas Investigations det agcy	Pacific Telephone
	Babcock Thorpe Rellim Inc	Pacific Telephone
	BARTENDING SCHOOL	Pacific Telephone
	Bechtel D M pub relatns Serv	Pacific Telephone
	Bechtel D M pub relatns Serv	Pacific Telephone
	Benjamin Alfred	Pacific Telephone
	Brown J J Co	Pacific Telephone
	Brown J J Co	Pacific Telephone
	California Record Searching Co pub records	Pacific Telephone
	Chippewa Paper Products Co	Pacific Telephone
	Chuman Frank F Chuman & McKibbin attys	Pacific Telephone
	Chuman & McKibbln attys	Pacific Telephone
	CIVIC CENTER REALITY	Pacific Telephone
	Coach Airlines	Pacific Telephone
	Coast Adjustment & Finance Corp	Pacific Telephone
	Coast Finance & Adjustment Corp	Pacific Telephone
	Collins Walter W consltng engr	Pacific Telephone
	Comroe Harry All State Adjustment Co	Pacific Telephone
	Connor John G atty	Pacific Telephone
	Cooper & Cooper attys	Pacific Telephone
	Cooper Edw S Cooper & Cooper attys	Pacific Telephone
	Cooper Ronald Harrison Cooper & Cooper attys	Pacific Telephone
	CULVER DAVID F apprsr	Pacific Telephone
	Davidson Wm P Co leathr	Pacific Telephone
	Deacon Sales Co	Pacific Telephone
	Demolition Contrs Assoc of So California	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Douglas Bldg Office	Pacific Telephone
	Drawn TV Repair & Serv	Pacific Telephone
	Eilken Thos B apprsr	Pacific Telephone
	Ellwing Reuben G Sr mgr for Federal Equipt & Supply Co	Pacific Telephone
	L A County Chapter	Pacific Telephone
	Engineers & Architects Assn	Pacific Telephone
	Western Banner & Specialty Co	Pacific Telephone
	Widoff Josef Sutton & Widoff attys	Pacific Telephone
	Wilson Jones Co	Pacific Telephone
	Wirin A L atty Wirin Rissman & Okrand	Pacific Telephone
	Wirin Rissman & Okrand attys	Pacific Telephone
	Witmer J P	Pacific Telephone
	Witmer Paul B pub lands consltnt	Pacific Telephone
	Zide Leo H atty	Pacific Telephone
	Zide Thos atty	Pacific Telephone
	Zide & Zide attys	Pacific Telephone
	Zoning Serv Co	Pacific Telephone
1958	Protective League Los Angeles Fire & Police	Pacific Telephone
1942	ACE CREDIT EXCHANGE Licensed and Bonded Collectors and Investigators	Los Angeles Directory Co.
	AMERICAN Civil Liberties Union C J Taft dir	Los Angeles Directory Co.
	Arsen Yertz B Emma F lawyer	Los Angeles Directory Co.
	Association of Bartenders W W Weaver mgr	Los Angeles Directory Co.
	BABCOCK Thorpe sec treas Culver Spicer & Babcock Inc mgr Douglas Bldg and real est	Los Angeles Directory Co.
	Banning House Memorial Assn	Los Angeles Directory Co.
	Bensel Chas L Emma C law books	Los Angeles Directory Co.
	Blaas Leo phys	Los Angeles Directory Co.
	BURNETT Jas A appraisal eng	Los Angeles Directory Co.
	CALIFORNIA Landmarks and Historical Record Bureau	Los Angeles Directory Co.
	CALIFORNIA TAX SERVICE CO R A Ganahl Genealogical Research	Los Angeles Directory Co.
	CALIFORNIA Youth Legislature	Los Angeles Directory Co.
	Capezio Jos tailor	Los Angeles Directory Co.
	CASE C J printer	Los Angeles Directory Co.
	Chambers Barton lawyer	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Civil Rights Defense Committee	Los Angeles Directory Co.
	Classroom Teachers Federation of Los Angeles	Los Angeles Directory Co.
	COFFEE Lawrence W real est	Los Angeles Directory Co.
	CULVER Spicer & Babcock Inc D F Culver pres Thorpe Babcock sec treas real est	Los Angeles Directory Co.
	DEMOCRATIC Youth Federation of Cal Jas Buford chairman	Los Angeles Directory Co.
	DEUEL Clyde C struct eng	Los Angeles Directory Co.
	Douglas Building	Los Angeles Directory Co.
	Dual Clyde structl eng	Los Angeles Directory Co.
	Employees Service Bureau Wayne Harvey mgr	Los Angeles Directory Co.
	EQUITABLE Mortgage Co real eat J I Hill pres	Los Angeles Directory Co.
	GALLAGHER & Wirin Leo Gallagher A L Wirin	Los Angeles Directory Co.
	GANAHL R A California Tax Service Co Genealogical Research	Los Angeles Directory Co.
	Gottsdanker Eliz wid Theo office	Los Angeles Directory Co.
	GREATER L A Cleaners and Dyers Assn Marion chest wick sec	Los Angeles Directory Co.
	GREATER Wholesale Cleaners and Dyers Assn Saml Blumenberg mrg	Los Angeles Directory Co.
	Gure Saml G Ida mfrs agr	Los Angeles Directory Co.
	Gwynn Robt H struct eng	Los Angeles Directory Co.
	HAAS Maurice B publicity agt	Los Angeles Directory Co.
	Hatfield David D Grace map publ	Los Angeles Directory Co.
	HATTER CHAS V DETECTIVE AGENCY Chas V Hatter Principal	Los Angeles Directory Co.
	HEWITT Edw G lawyer	Los Angeles Directory Co.
	HOTEL and Apartment Managers Assn Wm Statler mgr	Los Angeles Directory Co.
	INSTITUTE of Woodwork Mfrs Inc E R Sorver sec	Los Angeles Directory Co.
	INTERNATIONAL workers Order Philip Gardner exec sec	Los Angeles Directory Co.
	JACOBSON Louis R Ivy M acct	Los Angeles Directory Co.
	Jaycox Lester W lawyer	Los Angeles Directory Co.
	KAPLAN Herry A Sylvia M lawyer	Los Angeles Directory Co.
	KAPLAN Victor E lawyer	Los Angeles Directory Co.
	KAUFMAN Connie M notary pub	Los Angeles Directory Co.
	Komsky Saml Yetta aud	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Kubach C J Snyder Co Ltd G H Snyder pres A E Kuhlman sec genl contrs	Los Angeles Directory Co.
	Kunstler Max Sadie phys	Los Angeles Directory Co.
	LA MAR Detectives Jack C La Mar prin	Los Angeles Directory Co.
	Landlords Protective Assn	Los Angeles Directory Co.
	LOOMIS Wm G Brownie C real est	Los Angeles Directory Co.
	Lo S ANGELES Youth Council Friden Mayer pres	Los Angeles Directory Co.
	Mac Adam N Iwyer	Los Angeles Directory Co.
	Mauk Calvin S Belle G lawyer	Los Angeles Directory Co.
	METROPOLITAN Life Insurance Co L A East City Account F B Bird mgr	Los Angeles Directory Co.
	Mineck Albt H Mabel D dental labty	Los Angeles Directory Co.
	MONTGOMERY Robt C phys	Los Angeles Directory Co.
	MUNICIPAL Lien Service Darcy F Booth mgr tax service	Los Angeles Directory Co.
	NATIONAL Federation for Constitutional Liberties Bruni Hinman exec sec	Los Angeles Directory Co.
	NATIONAL Illustrated News Service Sherman Danby mgr	Los Angeles Directory Co.
	NATIONAL Institute of Commerce R B Dugan pres	Los Angeles Directory Co.
	OIL Publications Co W N Shell mgr	Los Angeles Directory Co.
	OTT Vivian L Bessie real est	Los Angeles Directory Co.
	PETERSEN John J greeting cards	Los Angeles Directory Co.
	Rabitz Meyer Sophia ins	Los Angeles Directory Co.
	RICE David L acct	Los Angeles Directory Co.
	RICHEY Geo D lawyer	Los Angeles Directory Co.
	Roselle Barney A acct	Los Angeles Directory Co.
	Rosselle Barney A Josephine aud	Los Angeles Directory Co.
	Sandrich Mark J acct	Los Angeles Directory Co.
	School Employees S Credit Union	Los Angeles Directory Co.
	SHAW Henry W Minnette J lawyer	Los Angeles Directory Co.
	Silverstein Louis M whol mens furngs	Los Angeles Directory Co.
	SUTHERLAND Hugh P Jewel office	Los Angeles Directory Co.
	TALMAGE Robt G E Kath real est	Los Angeles Directory Co.
	THOMAS Bros H R Day mgr map publr	Los Angeles Directory Co.
	UNITED Progressive Sews O W Thorton pubir	Los Angeles Directory Co.
	WEAVER Wm W mgr Association of Bartenders and bartending sch	Los Angeles Directory Co.
	Werner Niles struc eng	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Williams Lloyd I Thelma mfrs agt	Los Angeles Directory Co.
	WOLFF Lorenz R Julia A optom	Los Angeles Directory Co.
	Zelman Louis Rose mfrs agt	Los Angeles Directory Co.
1937	Bickoff Saml Augusta whol novelties	Los Angeles Directory Co.
	Blass Leo Florence phys	Los Angeles Directory Co.
	Brasier Wm W Ravena mfrs agt	Los Angeles Directory Co.
	Brownstein Mary lawyer	Los Angeles Directory Co.
	BURNETT Jas A appraiser	Los Angeles Directory Co.
	CALIFORNIA Classroom Teacher B E Lewis bus mgr	Los Angeles Directory Co.
	CALIFORNIA Landmarks and Historical Records Bureau Sherman Danhy dir	Los Angeles Directory Co.
	CALIFORNIA System Library R M Kliemont mgr	Los Angeles Directory Co.
	CAMPBELL John office	Los Angeles Directory Co.
	Capezio Jos tailor	Los Angeles Directory Co.
	CARSTENSEN Martin L tailor	Los Angeles Directory Co.
	CASE Clarence J printer	Los Angeles Directory Co.
	Classroom Teachers Federation of L A Raymond Gantz exec sec	Los Angeles Directory Co.
	Cook Geo P Fletcher & Steel Co Attorney at Law	Los Angeles Directory Co.
	CULVER Spicer & Babcock Inc D F Culver pres Thorpe Babcock sec treas	Los Angeles Directory Co.
	De Le Fond Chas lawyer	Los Angeles Directory Co.
	DEUEL Clyde C Jessie B struct eng	Los Angeles Directory Co.
	DOUGLAS Building Thorpe Babcock mgr	Los Angeles Directory Co.
	EQUITABLE Mortgage Co J I Hall pres M A Guise sec treas	Los Angeles Directory Co.
	Marine Corps Recruiting Station Lieut Col Thos E Thrasher jr USMO in charge	Los Angeles Directory Co.
	FEDERAL GOVERNMENT	Los Angeles Directory Co.
	FLETCHER & STEEL COMPANY Goe P Cook Attorney E OBrien Mgr Collections	Los Angeles Directory Co.
	Goodwin Chas O Miriam E real est	Los Angeles Directory Co.
	Gottsdanker Theodore Elizabeth Attorney and Counselor at Law	Los Angeles Directory Co.
	HARRIS Bertram S lawyer	Los Angeles Directory Co.
	Hatter Chas V Detective Agency Cbas V Hatter prinicpal	Los Angeles Directory Co.
	Hull Elmer E Laura M lawyer	Los Angeles Directory Co.
	Hunter Jas T F ins	Los Angeles Directory Co.

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<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	INSTITUTE of Property Management D F Culver pres Wm Walters v pres S V Beach sec treas	Los Angeles Directory Co.
	Jaycox Lester W Marjorie lawyer	Los Angeles Directory Co.
	Julio J Bert eng	Los Angeles Directory Co.
	Kaloprint Co Sherman Danby rep	Los Angeles Directory Co.
	Lelande Harry J Mary W office	Los Angeles Directory Co.
	Lelande Stamp and Coin Co Dorothy Lelande	Los Angeles Directory Co.
	LEVY Oscar M ins	Los Angeles Directory Co.
	LOS ANGELES Property Mansaement Co Ltd D F Culver pres	Los Angeles Directory Co.
	Mac Adam Walter N lawyer	Los Angeles Directory Co.
	Mac Dannell Wm R phys	Los Angeles Directory Co.
	Mac Gillivray Edwin A Lynn lawyer	Los Angeles Directory Co.
	Managers Hotel & Apartment Assn Wm Statler sec	Los Angeles Directory Co.
	Marston Mott M archt	Los Angeles Directory Co.
	METROPOLITAN Life Ins Co East City acct J P Harker mar	Los Angeles Directory Co.
	Mineck Albt H Mable D dental labty	Los Angeles Directory Co.
	MURRAY Christian V lawyer	Los Angeles Directory Co.
	NATIONAL Directory Systems N H Marshall mgr	Los Angeles Directory Co.
	NATIONAL ILLUSTRATED NEWS SERVICE Sherman Danby Mgr Established	Los Angeles Directory Co.
	NELSON Danrio H lawyer	Los Angeles Directory Co.
	Order of Railway Conductors Div	Los Angeles Directory Co.
	OTT Vivian L Bessie ins	Los Angeles Directory Co.
	PETERSEN John J Lou mfrs agt	Los Angeles Directory Co.
	RAILWAY Journal The F M Allen mgr	Los Angeles Directory Co.
	RICHEY Geo D lawyer	Los Angeles Directory Co.
	ROBERTS Richd L Hilda staty	Los Angeles Directory Co.
	Rosselle Barney A acct	Los Angeles Directory Co.
	RURBER SPECIALTY SALES CO Saml Gure Rubber Goods For the Profession	Los Angeles Directory Co.
	School Employees Credit Union Raymond Gants fin sec	Los Angeles Directory Co.
	Shaw Henry W Minnette J Attorney at Law	Los Angeles Directory Co.
	Silverstein Louis M whol mens furngs	Los Angeles Directory Co.
	Sutherland Hugh office	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	Synograf Co W B Trualow mgr card writers	Los Angeles Directory Co.
	THOMAS Geo C maps	Los Angeles Directory Co.
	WOOD Workers Association J L Flanagan office mgr	Los Angeles Directory Co.
	Workers Alliance of Calif Iver Carlson pres	Los Angeles Directory Co.
	Adding Machine Exchange A U Heinz	Los Angeles Directory Co.
	Arsen Yeretz B Emily Z lawyer	Los Angeles Directory Co.
	Asbestos Quantity Bureau Victor Rynning mgr	Los Angeles Directory Co.
	Association of California Classroom Teachers Geoffrey Leese exer sec	Los Angeles Directory Co.
	Banning House Memorial Assn Sherman Danby sec	Los Angeles Directory Co.
	Bensel Chas L Emma law books	Los Angeles Directory Co.
1933	CRESCENT RUBBER STAMP CO LTD W R Kaiser Pres Mrs V A Moffitt Sec Treas Mfrs of Bronze and Brass Signs Seals Stencils Steel Stamps and Metal Brands	Los Angeles Directory Co.
	Deuel Clyde C Jessie structural eng	Los Angeles Directory Co.
	DOUGLAS Building	Los Angeles Directory Co.
	EUREKA RUBBER STAMP CO L J Holtz E L Davis Manufacturers of Rubber Stamps and Marking Devices	Los Angeles Directory Co.
	FLETCHER A STEEL LTD Geo P Cook Pres M G Cook Sec Collections	Los Angeles Directory Co.
	Foss Hugo W phys	Los Angeles Directory Co.
	Garbett Leonard mfrs agt	Los Angeles Directory Co.
	Goodwin Chas O real est	Los Angeles Directory Co.
	Gure Saml G mfrs agti	Los Angeles Directory Co.
	HARPER Ross watch repr	Los Angeles Directory Co.
	HARRIS Michl H collections	Los Angeles Directory Co.
	Heetveld Saml Mary C mfg jwlr	Los Angeles Directory Co.
	HEINZ CALCULATING BUREAU ALCULATING MACHINE SCHOOL A U Heinz	Los Angeles Directory Co.
	Herlin Corp Hernan Lidenberger Pres H J Lelande sec	Los Angeles Directory Co.
	HUNTER Jas T F ins	Los Angeles Directory Co.
	Izaak Walton League L A County Council	Los Angeles Directory Co.
	Jungquist Fred A Jane real est	Los Angeles Directory Co.
	Klise Roy D Mabel B surveyor	Los Angeles Directory Co.
	Landsberg Nathan real est	Los Angeles Directory Co.
	Lane Geo H mining eng	Los Angeles Directory Co.

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<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	LELANDE HARRY J Mary W Lelande Stamp and Coin Co sec Cline Realty Co and Sec Herlin Corp	Los Angeles Directory Co.
	LELANDE Stamp & Coin Co H J Lelande	Los Angeles Directory Co.
	Levish Thos distributor	Los Angeles Directory Co.
	LOS ANGELES STAMP & COIN CO Jas Guy Mgr	Los Angeles Directory Co.
	Mac GILLIVRAY Edwin A Lynn office	Los Angeles Directory Co.
	MARR Estates Ltd Howard Marr pres M R Dickson sec treas	Los Angeles Directory Co.
	Marrland Country Club A G Neff pres	Los Angeles Directory Co.
	Mc EUEN Virgil office	Los Angeles Directory Co.
	Mineck Albt H Mabel D dental labtry	Los Angeles Directory Co.
	NATIONAL ILLUSTRATED NEWS SERVICE Sherman Danby Mgr Established	Los Angeles Directory Co.
	Nesterenko Thos O bldg maintenance contr	Los Angeles Directory Co.
	News Stand Distributors M B Egbert mgr magazines	Los Angeles Directory Co.
	OBRIEN Percy H lawyer	Los Angeles Directory Co.
	PARSONS H M mfrs agt	Los Angeles Directory Co.
	Richey Geo D Kath lawyer	Los Angeles Directory Co.
	ROYAL Arcanum Grand Council of California G L Davidson grand sec	Los Angeles Directory Co.
	RUDE Chas V Lucille J lawyer	Los Angeles Directory Co.
	RUSH Saml ins	Los Angeles Directory Co.
	SCOTT Harry M music tchr	Los Angeles Directory Co.
	SEABOARD ENGINEERING & CONTRACTING CO INC M A Robin Pres Civil Engineers and All Classes of Construction	Los Angeles Directory Co.
	SEABOARD ENGINEERING & CONTRACTING CO INC M A Robin Pres Civil Engineers and All Classes of Construction	Los Angeles Directory Co.
	SEABOARD ENGINEERING & CONTRACTING CO INC M A Robin Pres Civil Engineers and All Classes of Construction	Los Angeles Directory Co.
	SEABOARD ENGINEERING & CONTRACTING CO INC M A Robin Pres Civil Engineers and All Classes of Construction	Los Angeles Directory Co.
	SHAW HENRY W Minnette J Attorney at Law	Los Angeles Directory Co.
	SHEPHERD Jas I Velma lawyer	Los Angeles Directory Co.

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<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	Silverstein Louis M mdse broker	Los Angeles Directory Co.
	Sparr Wm S fruit shipper	Los Angeles Directory Co.
	Synograp Co E M Blue mgr embossed signs	Los Angeles Directory Co.
	TAYLOR Robt H mfrs agt	Los Angeles Directory Co.
	TURNER Jessie H phys	Los Angeles Directory Co.
	Villa L E real est	Los Angeles Directory Co.
	WASHINGTON National Insurance Co H C Lyon mgr	Los Angeles Directory Co.
	Widman Hyman L Reba lawyer	Los Angeles Directory Co.
	WILSON Winfred E Ruth E struct eng	Los Angeles Directory Co.
	Winstel Aug Frances office	Los Angeles Directory Co.
	Witie Isadore O Rose adv agcy	Los Angeles Directory Co.
	ALL OUTDOORS T G Mauritzen Publisher Out Door Sports	Los Angeles Directory Co.
	Arch Rib Engineering Co W J Lewis pres V C Broome sec treas	Los Angeles Directory Co.
	Arsen Yeretz B lawyer	Los Angeles Directory Co.
	Asbestos Quantity Bureau Victor Bynning mgr estimators	Los Angeles Directory Co.
	Bensel Chas L law books	Los Angeles Directory Co.
	Blass Leo Florence phys	Los Angeles Directory Co.
	Boller Carl H Josephine archt	Los Angeles Directory Co.
	Branch Chas U subscriptions	Los Angeles Directory Co.
	BURNETT Jas A appraisal eng	Los Angeles Directory Co.
	California Advertising Agency Walter Van de Kamp Randolph Van Nostrand	Los Angeles Directory Co.
	Case Arth J printer	Los Angeles Directory Co.
	CLINE Realty Co H J Lelande sec	Los Angeles Directory Co.
	COOK Geo P pres Fletcher & Steel Ltd and lawyer	Los Angeles Directory Co.
	Corner Winnifred P pub sten	Los Angeles Directory Co.
	WOOD Ernest E Erna P lawyer	Los Angeles Directory Co.
	WYNN Carlyle lawyer	Los Angeles Directory Co.
1929	Hallett Thos A Minerva printer	Los Angeles Directory Co.
	Harper Ross	Los Angeles Directory Co.
	HARTLEY John real eat	Los Angeles Directory Co.
	HATTER CHAS V DETECTIVE AGENCY Chas V Hatter Principal	Los Angeles Directory Co.
	HEINZ CALCULATING BUREAU COMPTOMETER SCHOOL A U Heinz	Los Angeles Directory Co.

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<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Herlin Corp Herman Lindenberger pres H J Lelande sec real est	Los Angeles Directory Co.
	HOCKADAY CO OF LOS ANGELES J Edgar Brown Mgr The Washable Paint for All Interiors	Los Angeles Directory Co.
	Hornbeck R W Co R W Hornbeck mgr lithog	Los Angeles Directory Co.
	HUNTER Jas T F ins	Los Angeles Directory Co.
	International Union of Steam & Operating Engineers W J Fetterly sec	Los Angeles Directory Co.
	Kressich Matthew P Louise ins	Los Angeles Directory Co.
	LANDSBERG Nathan real est	Los Angeles Directory Co.
	LANE Geo M mfrs agt	Los Angeles Directory Co.
	LEWIS Burnard A Emily phys	Los Angeles Directory Co.
	LOS ANGELES STAMP & COIN CO Jas Guy Mgr	Los Angeles Directory Co.
	Lux Land Co C FA Last treas	Los Angeles Directory Co.
	Mc DONALD Benj F Emma ins	Los Angeles Directory Co.
	Mac Dannell Wm R phys	Los Angeles Directory Co.
	Mac GILLIVRAY Edwin A Lynn mfrs agt	Los Angeles Directory Co.
	MARSTON Mett M archt	Los Angeles Directory Co.
	MAXWELL Walter S mining	Los Angeles Directory Co.
	MILLER Benj A Celia real est	Los Angeles Directory Co.
	Mineck Albt H Mabel dental labty	Los Angeles Directory Co.
	NATIONAL Illustrated News Syndicate Sherwin Danby mgr	Los Angeles Directory Co.
	Nesterenko Thos Christianna window clnr	Los Angeles Directory Co.
	Never Soil Rubber Products Chas M Smith mgr	Los Angeles Directory Co.
	ORO GRANDE LIME & STONE CO P C Thompson Mgr Colton Lime and Ground Limestone Colton Gray and Atlas White Cement	Los Angeles Directory Co.
	OVERMIRE MILTONS Sash Doors and Exterior Frames Estimates Furnished	Los Angeles Directory Co.
	PARSONS Howard M mfrs agt	Los Angeles Directory Co.
	PERRY Bert L Inc B L Perry pres Fred Chartier v pres C M Barnett sec elec contrs	Los Angeles Directory Co.
	PIONEER Coal & Coke Co T R Harris mgr	Los Angeles Directory Co.
	PRICHARD M Howard Irene process server	Los Angeles Directory Co.
	PRITCHARD Howard M office	Los Angeles Directory Co.
	Pulliam Lee O Magdalene printer	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Re Juvin Violet Ray Co L G Dieker mgr	Los Angeles Directory Co.
	RICHEY Geo D Katherine E lawyer	Los Angeles Directory Co.
	ROSE RAT EXTERMINATOR CO A L Forde Mgr A National Institution Est	Los Angeles Directory Co.
	Rudd Alf E Zetta mfrs agt	Los Angeles Directory Co.
	SEABOARD ENGINEERING & CONTRACTING CO INC M A Robin Pres Homer Bonebrake V pres Civil Engineers and All Classes of Construction	Los Angeles Directory Co.
	SHAW Henry W Minnette lawyer	Los Angeles Directory Co.
	SHEPHERD Jas I Velma lawyer	Los Angeles Directory Co.
	SOUTHWESTERN Embossograp Co E M Blue mgr embessing mach	Los Angeles Directory Co.
	Sparr Fruit Co W S Sparr pres Edith R Allen sec fruit growers	Los Angeles Directory Co.
	Stinson Willard H Estate of	Los Angeles Directory Co.
	Tuttle Guy H Margie mfrs agt	Los Angeles Directory Co.
	Vivature Luminaire Co Sherman Danby pres photo matl	Los Angeles Directory Co.
	Volkmer Bernard artist	Los Angeles Directory Co.
	Vosburg J J Estate of W A Mc Intosh mgr	Los Angeles Directory Co.
	Widman Hyman L Reva lawyer	Los Angeles Directory Co.
	Yeretzian Arsen Ada lawyer	Los Angeles Directory Co.
	Adding Machine Exchange A U Heinz	Los Angeles Directory Co.
	Arnott John Drucilla watchmkr	Los Angeles Directory Co.
	BEACH Will W real est	Los Angeles Directory Co.
	Blass Leo Florence phys	Los Angeles Directory Co.
	Blecksmith Arth F Clara mfrs agt	Los Angeles Directory Co.
	Booreman Gilbert F lawyer	Los Angeles Directory Co.
	Boreman Gilbert F lawyer	Los Angeles Directory Co.
	Brkich Martin G Bonnie sewer contr	Los Angeles Directory Co.
	BUCHANAN Frank L mining eng	Los Angeles Directory Co.
	CARR Spencer E office	Los Angeles Directory Co.
	CLINE Geo T Estate of H J Lelande sec	Los Angeles Directory Co.
	CLINE Realty Co H J Lelande sec	Los Angeles Directory Co.
	Courtney Allen W mfrs agt	Los Angeles Directory Co.
	Crawford Albt W Seville office	Los Angeles Directory Co.
	CRESCENT Rubber Stamp Co L J Holtz T V Barron	Los Angeles Directory Co.
	Cristich J & P John and Peter cement contrs	Los Angeles Directory Co.
	Dolley Harold H investigator	Los Angeles Directory Co.

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<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Douglas Building	Los Angeles Directory Co.
	ELLIS Ross H chiropractor	Los Angeles Directory Co.
	Federal Casualty Co A F Welling and O F Hoffrodg dist mgrs	Los Angeles Directory Co.
	Fulton C Willard Winifred phys	Los Angeles Directory Co.
	GOODMAN David N office	Los Angeles Directory Co.
	GREEN Wing Land & Water Co Aug Winstel pres C F A Last sec treas	Los Angeles Directory Co.
	HALL Julius F Olive gen contr	Los Angeles Directory Co.
1924	GARRETT Saml H atty	Los Angeles Directory Co.
	Gerz Ernest L optician	Los Angeles Directory Co.
	Grandi Clement rest	Los Angeles Directory Co.
	GREEN Max gro	Los Angeles Directory Co.
	Griffin Rachael Mrs real est	Los Angeles Directory Co.
	Guarantee Realty & Insurance Agency Matt P Kressich	Los Angeles Directory Co.
	Hall J F Martin Co J F Hall pres R B Martin sec gen contrs	Los Angeles Directory Co.
	Halstead J D Lumber Co A E Halstead mgr	Los Angeles Directory Co.
	HARMS Ernest cons eng	Los Angeles Directory Co.
	Hartley Clifford C atty	Los Angeles Directory Co.
	Hartley John real est	Los Angeles Directory Co.
	Hartshorne Robt C atty	Los Angeles Directory Co.
	HASKELL Wm L artist	Los Angeles Directory Co.
	HATTER CHAS V DETECTIVE AGENCY Chas V Hatter Principal	Los Angeles Directory Co.
	Hedgcock Harry W real est	Los Angeles Directory Co.
	HENDERSON & Mc Elphatrick W J Henderson Wm Mc Elphatrick rest	Los Angeles Directory Co.
	Heralds of Liberty B F Mc Donald mgr ins	Los Angeles Directory Co.
	HIBBARD Spencer Bartlett & Co H E Witte Wm Darby V T Shoemaker representatives whol hdwe	Los Angeles Directory Co.
	Hinsch Henry meats	Los Angeles Directory Co.
	Hoff Royal L acct	Los Angeles Directory Co.
	HORNBECK R W CO R W Hornbeck Commercial and Motion Picture Posters Labels Cartons Displays and Commercial Lithographing	Los Angeles Directory Co.
	HOUSE Cecil G photo	Los Angeles Directory Co.
HUMMEL BROHTERS G P Hummel Philip Playter Employment Agents	Los Angeles Directory Co.	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	HUNTER Jas T F ins	Los Angeles Directory Co.
	INTERNATIONAL Brotherhood of Steam Shovel and Dredgemen J B Keller sec	Los Angeles Directory Co.
	Javian Sarkis real est	Los Angeles Directory Co.
	JONES Leinuel F phys	Los Angeles Directory Co.
	KING Karl R mfr agt	Los Angeles Directory Co.
	KNIGHT Muriel artist	Los Angeles Directory Co.
	Krauss Elfreda Socoleano Advertising Artist and Illustrator	Los Angeles Directory Co.
	Kruger B & Co B Kruger D A Finn mfrs agts	Los Angeles Directory Co.
	Lamy Louis atty	Los Angeles Directory Co.
	Landt Sanford V atty	Los Angeles Directory Co.
	LEAHY Michl cigars	Los Angeles Directory Co.
	Learned Geo O real est	Los Angeles Directory Co.
	Le Heart Avenir artist	Los Angeles Directory Co.
	Levi Simeon C archt	Los Angeles Directory Co.
	LEWIS Burnard A phys	Los Angeles Directory Co.
	LEWIS Frank A gro	Los Angeles Directory Co.
	LOS ANGELES CONSTRUCTION CO J A Mallory Pres Albert Oberg V Pres John Oberg Sec treas General Contractors	Los Angeles Directory Co.
	LOS ANGELES Excavating Co T J Littlefield P J Vander	Los Angeles Directory Co.
	LOVELL Philip M chiro	Los Angeles Directory Co.
	Lux Land Co Aug Winstel sec	Los Angeles Directory Co.
	Mc CAIN & Blume Velura Mc Cain F Winder Blume coml artists	Los Angeles Directory Co.
	Mc PHERSON John F mining	Los Angeles Directory Co.
	Mac DONALD & Driver J M Macdonald C W Driver gen contrs	Los Angeles Directory Co.
	Macgillivray Edwin A gas machines	Los Angeles Directory Co.
	Marston Mott M archt	Los Angeles Directory Co.
	Mason Contractors Assn C V Fowler sec	Los Angeles Directory Co.
	MATTHEWS Wickliffe atty	Los Angeles Directory Co.
	MAXWELL Lynford E broker	Los Angeles Directory Co.
	MAXWELL Walter S mining	Los Angeles Directory Co.
	MEIER Theo G landscape gard	Los Angeles Directory Co.
	MOORE ANNA B Public Stenographer Deposition Notary Mimeographing	Los Angeles Directory Co.
	MORRIS John V atty	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	MYERS WM R CO Wm R Myers Pres W D Jones V Pres L W Boyd Asst Sec Real Estate and Building	Los Angeles Directory Co.
	NANCE Hiram I inv	Los Angeles Directory Co.
	NATIONAL Illustrated News Syndicate Inc Sehrman Danby pres	Los Angeles Directory Co.
	Nitrate Agencies Co W S Sparr agt fertilizers	Los Angeles Directory Co.
	ORO GRANDE LIME & STONE CO P C Thompson Mgr Colton Lime and Ground Limestone Colton Gray and Atlas White Cement	Los Angeles Directory Co.
	Over Seas League of Southern California S A Milborne treas J A Bain sec	Los Angeles Directory Co.
	OVERMIRE MILTON S Sash Doors and Exterior Frames Estimates Furnished	Los Angeles Directory Co.
	PAINE Geo E real est	Los Angeles Directory Co.
	PARIS Nicholas A confy	Los Angeles Directory Co.
	Acker Arthur L archt	Los Angeles Directory Co.
	ANDERSON Anna E wid S electro therapeutics	Los Angeles Directory Co.
	Arnott John watchmkr	Los Angeles Directory Co.
	Associated Audit Co H E Schneidau mgr accts	Los Angeles Directory Co.
	ASSOCIATED General Contractors of America E E Glass exec sec	Los Angeles Directory Co.
	Baldrige May rest	Los Angeles Directory Co.
	BENT Sheldon T mfrs agt	Los Angeles Directory Co.
	BI CAL PRODUCTS CO C W Boynton Pres and Mgr G W Ackerman V Prs D T Atherton Sec Ackerman V Pres D T Atherton Sec Manufacturers of Phonograph Record Filling Systems and Ca	Los Angeles Directory Co.
	Boller Bros C H Boller archts	Los Angeles Directory Co.
	BOLLER CARL H Boller Bros Certificated Architect	Los Angeles Directory Co.
	Bonar & Marks L M Bonar Chambos E Marks coml art posters	Los Angeles Directory Co.
	Brett Andw rest	Los Angeles Directory Co.
	Brick Manufacturers Assn of Los Angeles J A Taylor sec	Los Angeles Directory Co.
	Brkich & Culjak Co Michl Brkich Michl Culjak gen contrs	Los Angeles Directory Co.
	BROWN J EDGAR Mgr Douglas Bldg Stimson Bldg Insurance and Management of Properties Office	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Bunce Harry M adv	Los Angeles Directory Co.
	BURDICK Walter J mfrs agt	Los Angeles Directory Co.
	CALIFORNIA STATE SPIRITUALISTS ASSN Rev D A Herrick Pres Rev Mary C Vlasek V Pres Idella Mc Farlin Sec Frank Mickley Treas Office	Los Angeles Directory Co.
	Carner Harry L chiro	Los Angeles Directory Co.
	Cashman Rhea artist	Los Angeles Directory Co.
	Casto Le Roy H health foods	Los Angeles Directory Co.
	Chimero Mfg Co F B Leach pres Cornelius Lund sec treas elec sign	Los Angeles Directory Co.
	CLARK Teachers Agency H C Culbertson mgr	Los Angeles Directory Co.
	Common Brick Manufacturers Assn of Cal G S Summerell sec mgr	Los Angeles Directory Co.
	Courtney Eck Co A W Courtney A C Eck mfrs agts	Los Angeles Directory Co.
	CRESCENT Rubber Stamp Co C R Thomas mgr	Los Angeles Directory Co.
	Cumby Eustace real estate	Los Angeles Directory Co.
	DAVIS MILDRED EBERHARDT Greeting Card Designer	Los Angeles Directory Co.
	DAY Thos Co John Hey mgr electr fixt	Los Angeles Directory Co.
	Dinsley Edwd real est	Los Angeles Directory Co.
	Doering Paul artist	Los Angeles Directory Co.
	DUNN David artist	Los Angeles Directory Co.
	EATON W H & Son Wm H and Wm H Eaton jr gen contrs	Los Angeles Directory Co.
	ELDRIDGE Drugless College M E Eldridge pres Mrs G B Eldridge sec chiropractors	Los Angeles Directory Co.
	ELLIS Roscoe chiro	Los Angeles Directory Co.
	Felske Florence H coml artist	Los Angeles Directory Co.
	FIDELITY Appraisal Co of Cal J A Higler mgr	Los Angeles Directory Co.
	FIFTH Street Realty Co S L Staten	Los Angeles Directory Co.
	FOY Lucinda M Mrs office	Los Angeles Directory Co.
	FOY MARY E Office	Los Angeles Directory Co.
	FRANCISCO Howard V oil	Los Angeles Directory Co.
	FRANKEL IMPORTING CO Chas S Newman Mgr Beads Dress Trimmings Tassels Fringes Braids Millinery Ornaments Girdles Novelties	Los Angeles Directory Co.
	Freni Innocenzio fruits	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	PARKS Geo N jr real est	Los Angeles Directory Co.
	PATERSON Alex C clk Bank of Italy r	Los Angeles Directory Co.
	Pitt John F oil	Los Angeles Directory Co.
	Rankins National Protection Service E B Rankin mgr	Los Angeles Directory Co.
	Reno Louis H artist	Los Angeles Directory Co.
	RICHEY Geo D atty	Los Angeles Directory Co.
	ROBINSON Chas W real cst	Los Angeles Directory Co.
	ROLAND Richd E barber	Los Angeles Directory Co.
	ROSE RAT EXTERMINATOR CO Daniel Rose Pres C E Menard Gen Mgr A L Forde Los Angeles Mgr	Los Angeles Directory Co.
	Rudd Alfd E office	Los Angeles Directory Co.
	Sambuck Anton J phys	Los Angeles Directory Co.
	Schaller Jos J mfrs agt	Los Angeles Directory Co.
	SCHELL John E oil	Los Angeles Directory Co.
	Schnitzer Anna toilet articles	Los Angeles Directory Co.
	SCULLY Steel & Iron Co C F Lape rep	Los Angeles Directory Co.
	SEABOARD ENGINEERING CO W V Harris M A Robin and Ernest F Carlander Civil Engineers	Los Angeles Directory Co.
	SHAW Henry W atty	Los Angeles Directory Co.
	SHEPHERD Jas I atty	Los Angeles Directory Co.
	SMITH Malcolm N real est	Los Angeles Directory Co.
	Sparr Fruit Co W S Sparr pres Edith R Allen sec	Los Angeles Directory Co.
	Spring Fred J atty	Los Angeles Directory Co.
	STAHL John C archt	Los Angeles Directory Co.
	Stimson Achsah J Estate of J E Brown mgr	Los Angeles Directory Co.
	STIMSON Willard H & Son W H and C W Inv	Los Angeles Directory Co.
	Stodder & Clements L E Stodder F E Clements real est	Los Angeles Directory Co.
	STURGEON & Johnson Thos Sturgeon Lou E Johnson real est	Los Angeles Directory Co.
	Tilden Club of California M Eldridge pres	Los Angeles Directory Co.
	TOWNSEND Corwin A atty	Los Angeles Directory Co.
	UNITED Dental Laboratory Moses Mardiros	Los Angeles Directory Co.
	VESPER Louis J mfrs agt	Los Angeles Directory Co.
	VOGUE Print Shop L O Pulliam	Los Angeles Directory Co.
	Volkmer Bernard artist	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Vosburgh J J office	Los Angeles Directory Co.
	WARD Albt J real est	Los Angeles Directory Co.
	Weeger Peter A bldg contr	Los Angeles Directory Co.
	Whitney Louis P office	Los Angeles Directory Co.
	Widman Hyman L atty	Los Angeles Directory Co.
	WORLD Oil Co W J Beager pres Eva B N Durfee sec	Los Angeles Directory Co.
	Wreden packing & Provision Co C V	Los Angeles Directory Co.
	Wreden pres N R Webster v pres C V	
	Wreden jr sec treas	
	YOUNG Chas G atty	Los Angeles Directory Co.

259 S SPRING

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	EAGLESON S BIG & TALL	Pacific Bell
1986	EAGLESON S BIG & TALL	Pacific Bell
	EAGLESON S BIG & TALL	Pacific Bell
1981	EAGLESON S BIG & TALL INC	Pacific Telephone
1971	Tall Men Eaglesons	Pacific Telephone
	Eaglesons Of Los Angeles	Pacific Telephone
	Big Men Eaglesons	Pacific Telephone
1967	TALL MEN EAGLESONS	Pacific Telephone
	Eaglesons of L A	Pacific Telephone
	BIG MEN EAGLESONS	Pacific Telephone
1962	Eaglesons of L A	Pacific Telephone
1958	Eaglesons of Los Angeles	Pacific Telephone
1937	Eagleson & Co L L Landstrom mgr mens furugs	Los Angeles Directory Co.
1933	Eagleson & Co S J Palmer San Francisco pres R E Moore mgr mens clothing hats and furnishings	Los Angeles Directory Co.
	Eagelson & Co R E Moore mgr mens clo	Los Angeles Directory Co.

263 S SPRING

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	EUROPA GROCERY CO	Pacific Bell

300 S SPRING

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	UNIVERSITY MECHANICAL & ENGINEERING CONTRACTORS	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	UNIVERSITY MECHANICAL & ENGINEERING CONTRACTORS	Pacific Bell
	ROBERTSON H H CO REGIONAL OFFICE	Pacific Bell
	ARROW ERECTORS	Pacific Bell
1967	Langers Luggage Shoo	Pacific Telephone
	Langers Luggage & Leather Goods Co	Pacific Telephone
1962	Langers Luggage & Leather Goods Co	Pacific Telephone
	Langers Luggage & Leather Goods Co	Pacific Telephone
1942	Langer Mever Ann luggage	Los Angeles Directory Co.
1937	stores	Los Angeles Directory Co.
1933	WEINBERG Woolf Mary mens clo	Los Angeles Directory Co.

309 S SPRING

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	DON QUIXOTES RESTAURANT	Pacific Bell
1981	DON QUIXOTES RESTUARANT	Pacific Telephone
1933	WASHINGTON Clothing Co Morris Rosenthal mgr	Los Angeles Directory Co.
1924	KLINE CLOTHING CO Joe Kline Prop	Los Angeles Directory Co.

311 S SPRING

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	BAIL BOND SERVICES LOS AGNELES	Pacific Bell
	BEA HERNANDEZ BAIL BNDS	Pacific Bell
	BEA HERNANDEZ BONDS AND INSURANCE AGENCY	Pacific Bell
	BOYLE JAMES J & CO	Pacific Bell
	BRICE GARY ATTY	Pacific Bell
	BUNKER HILL EAST	Pacific Bell
	CALIFORNIA COMMUNICATIONS NETWORK	Pacific Bell
	CALIF PERMIT SERVICE	Pacific Bell
	CALL-A-PHONIA	Pacific Bell
	CENTRAL IMMIGRATION SERVICE	Pacific Bell
	COOPER BERNARD ATTY	Pacific Bell
	DAVIS HERBERT ATTY	Pacific Bell
	DAVIS SCOTT	Pacific Bell
	DE HOYAS BENIGNO LAW OFFICES OF	Pacific Bell
	DE HOYOS BENIGNO LAW OFFICES OF	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	DEL RIO OLGA NOTRY REPUBLIC	Pacific Bell
	DORANDO JOEY BAIL BONDS	Pacific Bell
	DOUBLEDAY CONSTRUCTION INC	Pacific Bell
	DURANDO JOEY BAIL BONDS	Pacific Bell
	ELFA CAMERA & AUDIO USA INC	Pacific Bell
	EPSILON COMMUNICATIONS	Pacific Bell
	EPSILON COMMUNICATIONS	Pacific Bell
	FLORES GARCIA ALFREDO ATTY	Pacific Bell
	GARCIA LUIS H ATTY	Pacific Bell
	GEORGE HYMAN CONSTRUCTION CO	Pacific Bell
	HELLER FRANK ATTY	Pacific Bell
	HERNANDEZ B BAIL BONDS	Pacific Bell
	HERNANDEZ BEA BAIL BNDS	Pacific Bell
	HERNANDEZ BEA BAIL BNDS	Pacific Bell
	HYMAN GEORGE CONSTRUCTION CO	Pacific Bell
	ICI	Pacific Bell
	IMMIGRATION AID	Pacific Bell
	IMMIGRATION SERVICE	Pacific Bell
	IMMIGRATION SERVICES	Pacific Bell
	INFOTEL COMMUNICATIONS CORP	Pacific Bell
	INSURANCE EXAM PREP SCHOOL SUCCESS SCHOOL OF INSURANCE	Pacific Bell
	JANUS CO	Pacific Bell
	JONES DON JUSTIN IMMIGRATION ATTY	Pacific Bell
	LAM PETER ATTY	Pacific Bell
	LATIN AMERICAN SERVICE	Pacific Bell
	MATLOCK DAVID L MD	Pacific Bell
	METROPOLITAN IMMIGRATION CENTER OF AMERICA	Pacific Bell
	NATIONAL DIAL CENTERS INC	Pacific Bell
	OVERSEAS EDUCATIONAL SERVICE	Pacific Bell
	PACIFIC INSTITUTE OF FINANCE	Pacific Bell
	PARKE-RANDALL MANAGEMENT CO	Pacific Bell
	PEARL RUDOLPH ATTY	Pacific Bell
	PERMIT COMPANY THE	Pacific Bell
	PURE INTENTION	Pacific Bell
	RICHLIN CRAIG H ATTY	Pacific Bell
	ROLAND JERRY M	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	ROSARIOS DEVELOPMENT & CONSTRUCTION CO	Pacific Bell
	ROSEN INVESTMENT CO	Pacific Bell
	ROSEN INVESTMENT CO	Pacific Bell
	RUSS HOTEL ANNEX	Pacific Bell
	SRO HOUSING CORP	Pacific Bell
	SALAZAR SAMUEL L ATTORNEY AT LAW	Pacific Bell
	SINGLE ROOM OCCUPANCY HOUSING CORP	Pacific Bell
	SUCCESS SCHOOL OF INSURANCE	Pacific Bell
	SUNNESS GLENN A ATTY	Pacific Bell
	TELEPHONE COMMUNICATIONS	Pacific Bell
	THE LCF GROUP	Pacific Bell
	THE WOMEN S CENTER	Pacific Bell
	TRANS WORLD CREDIT	Pacific Bell
	UNITED WESTERN INS SERVICES	Pacific Bell
	UNIVERSAL TRANSLATION AGCY	Pacific Bell
	VEGA XAVIER ATTY	Pacific Bell
	WESTERN LAW CENTER	Pacific Bell
	ZLATKOFF MICHAEL ATTY AT LAW	Pacific Bell
	1986	ALLEN D L ATTY
BAIL BOND SERVICES		Pacific Bell
BEA HERNANDEZ BAIL BNDS		Pacific Bell
BEA HERNANDEZ BNDS & INS		Pacific Bell
BEA HERNANDEZ BONDS AND INSURANCE AGENCY		Pacific Bell
BOYLE JAMES J & CO		Pacific Bell
BUNKER HILL EAST OFFICE BUILDING		Pacific Bell
CENTRAL IMMIGRATION SERVICE		Pacific Bell
CONTARINO ALFRED V ATTY		Pacific Bell
COOPER BERNARD ATTY		Pacific Bell
CUBAS ANGELICA ATTY		Pacific Bell
DAVIS HERBERT ATTY		Pacific Bell
DIVERSIFIED IMMIGRATION SERVICES		Pacific Bell
DORANDO JOEY BAIL BONDS		Pacific Bell
DREYFUSS NORMAN ATTY		Pacific Bell
DURAND JOEY BAIL BONDS		Pacific Bell
ELFA CAMERA & AUDIO USA INC		Pacific Bell
EMPEROR ORGANIZATION		Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1986	GRITZ EDW I ATTY	Pacific Bell	
	HELLER FRANK ATTY	Pacific Bell	
	HERNANDEZ B BAIL BONDS	Pacific Bell	
	HERNANDEZ BEA BAIL BNDS	Pacific Bell	
	HERNANDEZ BEA BAIL BNDS	Pacific Bell	
	HERNANDEZ CARLOS M ATTY	Pacific Bell	
	ICI	Pacific Bell	
	IMMIGRATION LAW CENTER	Pacific Bell	
	IMMIGRATION SERVICE	Pacific Bell	
	INSURANCE EXAM PREP SCHOOL SUCCESS SCHOOL OF INSURANCE	Pacific Bell	
	JANUS CO	Pacific Bell	
	LAM PETER ATTY	Pacific Bell	
	LAW OFFICES OF CONTARINO HUTCHINSON & CHERIN ATTYS	Pacific Bell	
	MATLOCK DAVID L MD	Pacific Bell	
	MATSUKAWA & ASSOCIATES CUSTMS BRKR	Pacific Bell	
	OVERSEAS EDUCATIONAL SERVICE	Pacific Bell	
	PACIFIC INSTITUTE OF FINANCE	Pacific Bell	
	PEARL RUDOLPH ATTY	Pacific Bell	
	RODRIGUEZ AFREDO ATTY	Pacific Bell	
	SALAZAR SAMUEL L ATTY	Pacific Bell	
	SINGLE ROOM OCCUPANCY HOUSING CORP	Pacific Bell	
	SUCCESS SCHOOL OF INSURANCE	Pacific Bell	
	TELE-STAR PRODUCTIONS	Pacific Bell	
	THE WOMEN S CENTER	Pacific Bell	
	UNIVERSAL TRANSLATION AGCY	Pacific Bell	
	ZLATKOFF MICHAEL ATTY AT LAW	Pacific Bell	
	1981	ZLATKOFF MICHAEL ATTY	Pacific Telephone
		ACOSTA PHILIP H ATTY	Pacific Telephone
		AHLES PAUL A ATTY	Pacific Telephone
		BUNKER HILL EAST OFFICE BUILDING	Pacific Telephone
CALIF ATTORNEYS FOR CRIMINAL JUSTICE		Pacific Telephone	
IMPACT PROGRAM		Pacific Telephone	
CALIF ORIENTAL FAMILY & MARRIAGE COUNSELING OFC		Pacific Telephone	
CANADIAN FURS INC		Pacific Telephone	
CARNEY MICHAEL C ATTY		Pacific Telephone	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1981	COOPER BERNARD ATTY	Pacific Telephone	
	DAHJANG CO USA	Pacific Telephone	
	DORANDO JOEY BAIL BONDS	Pacific Telephone	
	DREYFUSS ASSOCIATES INC	Pacific Telephone	
	DREYFUSS N	Pacific Telephone	
	DREYFUSS NORMAN ATTY	Pacific Telephone	
	DURANDO JOEY BAIL BONDS	Pacific Telephone	
	EMBARC EXPORTS INC	Pacific Telephone	
	IMMIGRATION AID	Pacific Telephone	
	IMMIGRATION LAW CENTER	Pacific Telephone	
	INSTITUTE FOR TAX ADMINISTRATION	Pacific Telephone	
	LANZAFAME PHILIP F ATTY	Pacific Telephone	
	LAW OFFICES CONTARINO HUTCHINSON & CHERIN	Pacific Telephone	
	LOS ANGELES COUNTY TRANSPORTATION COMMISSION	Pacific Telephone	
	MARSHALL JOHN H ATTY	Pacific Telephone	
	MARSZALEC JOS ATTY	Pacific Telephone	
	MATSUKAWA & ASSOCIATES CUSTMS BRKR	Pacific Telephone	
	PEARL RUDOLPH ATTY	Pacific Telephone	
	ROSATO RALPH L ATTY	Pacific Telephone	
	ROSATO & SAMUELS ATTYS	Pacific Telephone	
	SAMUELS CARY S ATTY	Pacific Telephone	
	SANCHEZ THOMAS A ATTY	Pacific Telephone	
	STUBBS MAUREEN ATTY	Pacific Telephone	
	SUCCESS SCHOOL OF INSURANCE	Pacific Telephone	
	TRANSIT ENGINEERING CO INC	Pacific Telephone	
	UNIVERSAL TRANSLATION AGCY	Pacific Telephone	
	URBAN WALTER R ATTY AT LAW	Pacific Telephone	
	Y	Pacific Telephone	
	WOMAN S CENTER	Pacific Telephone	
	1971	Bunker Hill East Office Bldg	Pacific Telephone
		Dreyfuss Industries	Pacific Telephone
		UNIVERSITY OF SOUTHERN CALIFORNIA Civic Center Division	Pacific Telephone
1962	Collections	Pacific Telephone	
	Collections	Pacific Telephone	
	Secured Loans	Pacific Telephone	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Los Angeles Headquarters City Development Association	Pacific Telephone
1942	Ames E Neal lawyer	Los Angeles Directory Co.
	ASSOCIATED General Contractors F J Connally mgr	Los Angeles Directory Co.
	Babb Jerrell lawyer	Los Angeles Directory Co.
	BARNES Leonard S lawyer	Los Angeles Directory Co.
	Baumen G Gailliard lawyer	Los Angeles Directory Co.
	Beirne Wm B lawyer	Los Angeles Directory Co.
	Betty Marion P Anne lawyer	Los Angeles Directory Co.
	BLACKBURN Porter C lawyer	Los Angeles Directory Co.
	Bloom E real est	Los Angeles Directory Co.
	Blount Avery M Grace D lawyer	Los Angeles Directory Co.
	Boehler Edwin C lawyer	Los Angeles Directory Co.
	BOLINGER Donley lawyer	Los Angeles Directory Co.
	Bowring Lynden lawyer	Los Angeles Directory Co.
	CALIFCRNIA MERCANTILE & BOND CO L M Zederman Pres Mercantile Adjustments	Los Angeles Directory Co.
	Camp Edwin L office	Los Angeles Directory Co.
	Cashion Lillian M public sten	Los Angeles Directory Co.
	CHURCH Extension Board of Los Angeles Presbytery Rev Glenn Moore exec sec	Los Angeles Directory Co.
	CLARKE Robt D Jetta lawyer	Los Angeles Directory Co.
	Clemson Geo W Kath L office	Los Angeles Directory Co.
	Collings Lewis Dent Juniata A Attorney at Law	Los Angeles Directory Co.
	Colorado River Board of Cal R G Hosea exec sec and eng	Los Angeles Directory Co.
	CONSOLIDATED Mortgage Co Harry Welfer pres	Los Angeles Directory Co.
	CRANDALL E Earl lawyer	Los Angeles Directory Co.
	Cutrow Saul M acct	Los Angeles Directory Co.
	Delavan Geo E jr lawyer	Los Angeles Directory Co.
	DUNI LOUIS A Abigall Pree City Board of Mechanical Engineers Also Detective Service	Los Angeles Directory Co.
	EAST Pasadena Water Co R C Goodspeed pres	Los Angeles Directory Co.
	Ehlers Otto A lawyer	Los Angeles Directory Co.
	Ellner Selma K lawyer	Los Angeles Directory Co.
	Emanuel Armond C lawyer	Los Angeles Directory Co.
	Erbesen Philip W Rose lawyer	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	FEDERAL GOVERNMENT Federal Home Loan Bank Board W J Bowman dist examiner	Los Angeles Directory Co.
	FEDERAL GOVERNMENT Federal Home Loan Bank of L A M M Hurford pres	Los Angeles Directory Co.
	FEDERAL GOVERNMENT Home Loan Bank of Los Angeles M M Hurford pres C E Berry v pres F C Noon sec treas	Los Angeles Directory Co.
	FOSTER Geo N Esther B lawyer	Los Angeles Directory Co.
	FRIEDMAN Amos Freda lawyer	Los Angeles Directory Co.
	GARDNER Chauncey lawyer	Los Angeles Directory Co.
	GIBBS Clayton T cons aug	Los Angeles Directory Co.
	Gigas John E barber	Los Angeles Directory Co.
	Goodspeed Mc Guire Harris & Pfaff R C Goodspeed J D Mc Guire W R Harris R A Pfaff lawyers	Los Angeles Directory Co.
	Guernsey Louis G Evelyn S lawyr	Los Angeles Directory Co.
	HANLON Wm J Eva V lawyer	Los Angeles Directory Co.
	HARDY Russell D Frances lawyer	Los Angeles Directory Co.
	HEMENWAY Howard lawyer	Los Angeles Directory Co.
	Holder Dee lawyer	Los Angeles Directory Co.
	JORALMON LAND COMPANY Louis B Joralmon Pres M F Klingaman Sec Country Property Lands and Ranches	Los Angeles Directory Co.
	KENNEDY Arth W lawyer	Los Angeles Directory Co.
	KLEIN A Arnold lawyer	Los Angeles Directory Co.
	Krowech Harold H Eleanore laywer	Los Angeles Directory Co.
	Lindstrum Herbt J lawyer	Los Angeles Directory Co.
	Lippincott Co Inc L F Pierson mgr mfrs rep	Los Angeles Directory Co.
	Mc MANUS Hugh B Jessie L lawyer	Los Angeles Directory Co.
	Mc Nary Hugh A Louise B lawyer	Los Angeles Directory Co.
	Mc TAVISH Hiram R Vena lawyer	Los Angeles Directory Co.
	MILLER Wm L ins	Los Angeles Directory Co.
	Morain Jesse L Adele lawyer	Los Angeles Directory Co.
	MOREHEAD Frank B lawyer	Los Angeles Directory Co.
	Mosk Edw A Fern lawyer	Los Angeles Directory Co.
	NEFF Ezra lawyer	Los Angeles Directory Co.
	Newby Chas R lawyer	Los Angeles Directory Co.
	Newby Nathan Pearl P lawyer	Los Angeles Directory Co.
	Newby Nathan jr lawyer	Los Angeles Directory Co.
	OTT Oran W Annie L mech eng	Los Angeles Directory Co.
	PETTY Don E lawyer	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Pransky Harry lawyer	Los Angeles Directory Co.
	Presbyterian Board of Christian Education Rev W F Christopher field rep	Los Angeles Directory Co.
	Presbyterian Board of National Missions Spanish Dept Rev P L Warnshius dir	Los Angeles Directory Co.
	Presbyterian Board of National Missions Rev Paul Wareshuis dir	Los Angeles Directory Co.
	Presbyterian Board of Pensions Rev E G Williams rep	Los Angeles Directory Co.
	Presbyterian Book Store J B Peters mgr	Los Angeles Directory Co.
	Presbyterian Headquarters Southern California Foundation Rev Glenn Moore dir	Los Angeles Directory Co.
	Presbytery of Los Angeles Rev G W Moore exec sec	Los Angeles Directory Co.
	Prudential Insurance Co of America W W Guenther mgr	Los Angeles Directory Co.
	Ratzer & Bridge K L Ratzer C A Bridge lawyers	Los Angeles Directory Co.
	ROSENTHAL & Grossman S J Rosenthal Herbt Grossman	Los Angeles Directory Co.
	ROTH Irwin H Anne lawyer	Los Angeles Directory Co.
	Sawyers Eug E Pauline K lawyer	Los Angeles Directory Co.
	SCARBOROUGH Jas G Mary G lawyer	Los Angeles Directory Co.
	SCHAFFER Lewis A Lucile lawyer	Los Angeles Directory Co.
	Selby Edw M lawyer	Los Angeles Directory Co.
	STATE GOVERNMENT California Institution for Women Parole Office Emily D Latham sec California Womens Prison Board	Los Angeles Directory Co.
	STATE GOVERNMENT Controllers Office Tax Deeded Lands H Leavitt dist mgr	Los Angeles Directory Co.
	STATE GOVERNMENT Department of Institutions Dr Aaron J Rosanoff dir Sacramento	Los Angeles Directory Co.
	STATE GOVERNMENT Department of Professional and Vocational Standards Bureau of Furniture and Bedding Inspection A L Jacobus supervising inspr	Los Angeles Directory Co.
	STATE GOVERNMENT Department of Social Welfare Martha A Chickering dir	Los Angeles Directory Co.
	STATE GOVERNMENT Detective License Bureau Mark Page San Francisco chief enforcement officer	Los Angeles Directory Co.
	STATE GOVERNMENT Railroad Commission Trucking Division	Los Angeles Directory Co.
	STEELE Louise A lawyer	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1942	Stene Geo R lawyer	Los Angeles Directory Co.	
	STEPHENS Elmer S Gladys J lawyer	Los Angeles Directory Co.	
	Stice Chauncey A lawyer	Los Angeles Directory Co.	
	Stick & Moerdyke J C Stick N P Moerdyke lawyers	Los Angeles Directory Co.	
	Stowe Beecher S lawyer	Los Angeles Directory Co.	
	Trompeter & Co O V Trompeter pres Mrs E K Trompeter v Pres F S Baringer v pres sec street bonds	Los Angeles Directory Co.	
	Van Tress Benj Sallie lawyer	Los Angeles Directory Co.	
	WATER Well Drillers of Sou Cal	Los Angeles Directory Co.	
	WILKINS Ross F lawyer	Los Angeles Directory Co.	
	YOUNG Walter H lawyer	Los Angeles Directory Co.	
	1937	ANDERSON Wm V lawyer	Los Angeles Directory Co.
		Appleton Land Water & Power Co R H Lacy pres C W Stevenson sec	Los Angeles Directory Co.
		Arkush J Robt Bertha lawyer	Los Angeles Directory Co.
		ARMSTRONG Maurice M lawyer	Los Angeles Directory Co.
Ashcroft Elbert L mfrs agt		Los Angeles Directory Co.	
AVAN Benj D lawyer		Los Angeles Directory Co.	
Babb Jerrell Attorney at Law		Los Angeles Directory Co.	
Bagley Chas L Gertrude lawyer		Los Angeles Directory Co.	
Barnes Leonard S Frances E lawyer		Los Angeles Directory Co.	
Barrington Boyd C lawyer		Los Angeles Directory Co.	
BATES Jas E Thelma lawyer		Los Angeles Directory Co.	
BEIRNE Wm B Eleanor lawyer		Los Angeles Directory Co.	
Benjamin Abr Pauline lawyer		Los Angeles Directory Co.	
BENNETT Ralph Mary B cons aug		Los Angeles Directory Co.	
Berney E P office		Los Angeles Directory Co.	
Betty Marion P lawyer		Los Angeles Directory Co.	
BLACKBURN Porter C lawyer		Los Angeles Directory Co.	
Bloom Edith real est		Los Angeles Directory Co.	
Blount Avery M Attorney at Law		Los Angeles Directory Co.	
Boehler Edwin G lawyer		Los Angeles Directory Co.	
Bowen Wm M Scarborough & Bowen Attorney	Los Angeles Directory Co.		
Bowen Wm M Scarborough & Bowen Attorney	Los Angeles Directory Co.		
CALIFORNIA Building Loan League Neill Davis sec	Los Angeles Directory Co.		

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	CALIFORNIA MERCANTILE & BOND CO L M Zederman Pres Mercontile Adjustments	Los Angeles Directory Co.
	CAMPBELL Thas D office	Los Angeles Directory Co.
	Carwile J Franklin Margt ins	Los Angeles Directory Co.
	Cashion Lillian M Mrs pub sten	Los Angeles Directory Co.
	Cattern Chas Ethel lawyer	Los Angeles Directory Co.
	Clemson Geo W Kath v pres Southwestern Engineering Co office	Los Angeles Directory Co.
	COLLINGS Lewis D Juniata lawyer	Los Angeles Directory Co.
	CONSOLIDATED Mortgage Co J C Mc Cormick mgr real est	Los Angeles Directory Co.
	CONSOLIDATED National Corp Donald Mac Donald pres steel products office	Los Angeles Directory Co.
	Crandall E Earl lawyer	Los Angeles Directory Co.
	CRANE John R contr	Los Angeles Directory Co.
	CRUICKSHANK Vernon Flora B lawyer	Los Angeles Directory Co.
	Cutrow Saul M acct	Los Angeles Directory Co.
	DAVIS Howard W Marion real est	Los Angeles Directory Co.
	Delavan Geo E jr lawyer	Los Angeles Directory Co.
	DENMAN Clifford K Lillian archt	Los Angeles Directory Co.
	DRAKE Edmund B lawyer	Los Angeles Directory Co.
	DUNI LOUIS A Abigall Pres Cilty Board of Mechanical Engineers Principal Louis A Duni Detective Service	Los Angeles Directory Co.
	DUNI Louis A Detective Service L A Duni	Los Angeles Directory Co.
	DUNI LOUIS A Abigall Pres City Board of Mechanical Engineers Principal Louis A Duni Detective Service	Los Angeles Directory Co.
	DUNI Louis A Detective Service L A Duni	Los Angeles Directory Co.
	EASTON Martin H Margt F lawyer	Los Angeles Directory Co.
	EHLERS Otto A lawyer	Los Angeles Directory Co.
	Emanuel & Klein A C Emanuel Arnold Klein lawyers	Los Angeles Directory Co.
	FALK Mark struct eng	Los Angeles Directory Co.
	Federal Emergency Administration of Public Works Audit Section N H Allaman resident project auditor	Los Angeles Directory Co.
	Federal Emergency Administration of Public Works A D Wilder state dir	Los Angeles Directory Co.
	Fitzpatrick Edw Lillian lawyer	Los Angeles Directory Co.
	FOSTER Geo N Easther lawyer	Los Angeles Directory Co.
	FRIEDMAN Amos Frieda lawyer	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	FRIEDMAN & Katzev Paul Friedman Mose Katzev lawyers	Los Angeles Directory Co.
	GIBSON Huron Y Myrtle P lawyer	Los Angeles Directory Co.
	Gigas John E barber	Los Angeles Directory Co.
	GILLETTE Betty B lawyer	Los Angeles Directory Co.
	Goodspeed Pendell & Mc Guire R C Goodspeed G R Pendell J D Mc Guire lawyers	Los Angeles Directory Co.
	GUARANTEED COLLECTIONS INC Bonded and Licensed Collections	Los Angeles Directory Co.
	Guernsey Louis Evelyn S lawyer	Los Angeles Directory Co.
	Hanlon Wm J Eva B lawyer	Los Angeles Directory Co.
	HAYES Gordon B Nona office	Los Angeles Directory Co.
	Holder Dee lawyer	Los Angeles Directory Co.
	Hoxsie Louise lawyer	Los Angeles Directory Co.
	Hudnut Richd Co Sherman Pruitt mgr perfumes	Los Angeles Directory Co.
	Hughes Jerome O lawyer	Los Angeles Directory Co.
	Iskeep Isaac N handwriting expert	Los Angeles Directory Co.
	Irons Robt I contr	Los Angeles Directory Co.
	Irons Wm H lawyer	Los Angeles Directory Co.
	Jaffray Jas R Ida F lawyer	Los Angeles Directory Co.
	JOHNSON David D lawyer	Los Angeles Directory Co.
	JORALMON LAND COMPANY Louis B Joralmon Pres M F Kilngaman Sec Country Property Lands and Ranches	Los Angeles Directory Co.
	KENNEDY ARTHUR W Suson Pres Board of City Planning Commissions and Lawyer	Los Angeles Directory Co.
	KLEIN Saul S Ida lawyer	Los Angeles Directory Co.
	Lake Don Dorothy W lawyer	Los Angeles Directory Co.
	Ledgerwood Luther B Louise R exporter	Los Angeles Directory Co.
	Leiter Paul lawyer	Los Angeles Directory Co.
	Levering Francis J Anna pub acct	Los Angeles Directory Co.
	Lindstrum Herbt J lawyer	Los Angeles Directory Co.
	Lippincott J B Co L F Pierson dist mgr mfrs agts	Los Angeles Directory Co.
	MARKS Saml lawyer	Los Angeles Directory Co.
	Mazur Paul H lawyer	Los Angeles Directory Co.
	Mc CUE Franklin lawyer	Los Angeles Directory Co.
	Mc INTIRE Lon lawyer	Los Angeles Directory Co.
	Mc Nary Hugh A Louise B lawyer	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	Mc NEELY Wm T lawyer	Los Angeles Directory Co.
	Mc Tavish Hiram Attorney at Law	Los Angeles Directory Co.
	MILLER Wm L Margt ins	Los Angeles Directory Co.
	Minton & Minton A N and C W Minton lawyers	Los Angeles Directory Co.
	MORRIS Danl W mfrs agt	Los Angeles Directory Co.
	Mulvihill Edgar lawyer	Los Angeles Directory Co.
	NATIONAL Commissary Co Inc S M Morris sec treas	Los Angeles Directory Co.
	Neff Ezra lawyer	Los Angeles Directory Co.
	Newby & Newby Nathan C R and Nathan jr lawyers	Los Angeles Directory Co.
	Obrand Norman A Ruth lawyer	Los Angeles Directory Co.
	Ohanneson A Peter lawyer	Los Angeles Directory Co.
	OTT Oran W Annie mech eng	Los Angeles Directory Co.
	PARSONS Russell E Anna H lawyer	Los Angeles Directory Co.
	Pearlson Albt lawyer	Los Angeles Directory Co.
	PETTY Don E attorney with Scarborough & Bowen	Los Angeles Directory Co.
	Philbrook Frank E Irene mfrs agt	Los Angeles Directory Co.
	Pransky Harry lawyer	Los Angeles Directory Co.
	PRUDENTIAL Insurance Co	Los Angeles Directory Co.
	Quaker Oats Co The U S Wallick sls mgr	Los Angeles Directory Co.
	Quigley Jos F Vida lawyer	Los Angeles Directory Co.
	Ratzer Bridge & Gebhardt K L Ratzer C A Bridge H A Gebhardt lawyers	Los Angeles Directory Co.
	RAYMOND Concrete Pile Co O C Struthers dist mgr	Los Angeles Directory Co.
	Reames Le Roy Rae lawyer	Los Angeles Directory Co.
	ROGERS Kent C Velda lawyer	Los Angeles Directory Co.
	Sax Eug E Pauline K lawyer	Los Angeles Directory Co.
	Scarborough & Bowen Wm M Bowens James G Scarborough Attorneys at Law	Los Angeles Directory Co.
	Selby Edw M lawyer	Los Angeles Directory Co.
	Skinner Hunter B Williametta Insurance Attorney	Los Angeles Directory Co.
	SMITH Aaron J struct eng	Los Angeles Directory Co.
	Snyder W Cloyd Attorney at Law Suite	Los Angeles Directory Co.
	Sproul Frank P Victoria lawyer	Los Angeles Directory Co.
	STEEL Fabricators Assn G F Emanuels mgr	Los Angeles Directory Co.
	Stice C A Attorney at Law	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	Stick & Moerdyke J C Stick N P Moerdyke lawyers	Los Angeles Directory Co.
	TROMPETER & CO O V Trompeter Pres E K Trompeter V Pres M Pears Sec Street Improvement Bonds General Insurance Suite	Los Angeles Directory Co.
	Tweedy Stanley E lawyer	Los Angeles Directory Co.
	Van Tress Benj lawyer	Los Angeles Directory Co.
	Wallace Wm H lawyer	Los Angeles Directory Co.
	WATER Well Drillers Assn E L Camp mgr	Los Angeles Directory Co.
	WATSON Geo C Lucile R lawyer	Los Angeles Directory Co.
	WELCH Torrance C lawyer	Los Angeles Directory Co.
	Weltner & Weltner C A and A F lawyers	Los Angeles Directory Co.
	WESTERN CREDIT PROTECTION ASSOCIATION B Jack Tobey Mgr Collections and Adjustments	Los Angeles Directory Co.
	Widman W L lawyer	Los Angeles Directory Co.
	WISEMAN Oscar Z lawyer	Los Angeles Directory Co.
	YOUNG Walter H Jane lawyer	Los Angeles Directory Co.
	Youngdahl Pater J lawyer	Los Angeles Directory Co.
	1933	Accounting Corp of California Ltd F S Murdock pres
Anloff & Houlette P E Hourlette pres G J Anloff v pres real est		Los Angeles Directory Co.
Appleton Land Water & Power Co J S Thayer sec		Los Angeles Directory Co.
Aqua Systems Inc R R Moyer mgr		Los Angeles Directory Co.
ARMOUR Ralph L Jacquelin appraiser		Los Angeles Directory Co.
ARMSTRONG Maurice M lawyer		Los Angeles Directory Co.
BARNES Leonard S lawyer		Los Angeles Directory Co.
BLOOM Edith real est		Los Angeles Directory Co.
BLOUNT AVERY M Attorney at Law		Los Angeles Directory Co.
BOLINGER Donley lawyer		Los Angeles Directory Co.
Bowman Danl S Ethel A elect eng		Los Angeles Directory Co.
BULLARD Jas H Frances H phys		Los Angeles Directory Co.
CALIFORNIA MERCANTILE & BOND CO L M Zederman Pres G C Mansfield Sec Mercantile Adjustments		Los Angeles Directory Co.
CAMPBELL JORALMON ROWLEY INC Louis B Jorlamon Pres M J Rowley V Pres M F Klingaman Sec Realtors Building Management Leases and Insurance		Los Angeles Directory Co.
CARTWRIGHT Geo W Rose S lawyer		Los Angeles Directory Co.
Carwile Jas F ins	Los Angeles Directory Co.	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	Cashion Lilian M Mrs pub sten	Los Angeles Directory Co.
	Cattern Chas Ethel lawyer	Los Angeles Directory Co.
	CLARK Wm J Alverta lawyer	Los Angeles Directory Co.
	CONSOLIDATED Mortgage Co Alf T Murray pres	Los Angeles Directory Co.
	CRANDALL E Earl lawyer	Los Angeles Directory Co.
	Delavan Geo E jr Margt lawyer	Los Angeles Directory Co.
	Dicker Nathan M Pearl lawyer	Los Angeles Directory Co.
	DICKSON Hugh L Ola lawyer	Los Angeles Directory Co.
	DRAKE Edmund B Janata lawyer	Los Angeles Directory Co.
	DUNI LOUIS A Abigall Pres City Board of Mechanical Engineers Principal Louis A Duni Detectiva Service	Los Angeles Directory Co.
	DUNI LOUIS A DETECTIVE SERVICE Louis A Duni Principal	Los Angeles Directory Co.
	Ehlers Otto A lawyer	Los Angeles Directory Co.
	FISCHER Henry lawyer	Los Angeles Directory Co.
	FISCHER Sidney lawyer	Los Angeles Directory Co.
	FISHER Ned lawyer	Los Angeles Directory Co.
	Fitzpatrick Edw Lillian G lawyer	Los Angeles Directory Co.
	FLETCHER Kimball lawyer	Los Angeles Directory Co.
	FRIEDMAN Amos Frieda lawyer	Los Angeles Directory Co.
	GARDNER Chauncey E lawyer	Los Angeles Directory Co.
	GIBSON Huron Y lawyer	Los Angeles Directory Co.
	Gigas John E barber	Los Angeles Directory Co.
	Gilford Max M lawyer	Los Angeles Directory Co.
	Globe Inspection Co R H Stevenson dist mgr	Los Angeles Directory Co.
	GOLDBERG Nathan lawyer	Los Angeles Directory Co.
	Goodspeed Pendell & Mc Guire R C Goodspeed G R Pedell J D Mc Guire lawyers	Los Angeles Directory Co.
	Gorden John H lawyer	Los Angeles Directory Co.
	Guernsey Louis G Evelyn S lawyer	Los Angeles Directory Co.
	HANLON Wm J Evangeline lawyer	Los Angeles Directory Co.
	HAWLEY Pulp & Paper Co N L Brinker dist mgr	Los Angeles Directory Co.
	HAYDEN Howard B office	Los Angeles Directory Co.
	HEMENWAY HOWARD Attorney at Law	Los Angeles Directory Co.
	Himes Bates S lawyer	Los Angeles Directory Co.
	Holder Dee lawyer	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	Hudnut Richd H O Kercheval mgr whol perfumes	Los Angeles Directory Co.
	INSKEEP ISAAC N Examiner of Questioned Documents	Los Angeles Directory Co.
	Isgrig Francis L lawyer	Los Angeles Directory Co.
	Jacobs David A lawyer	Los Angeles Directory Co.
	JOHNSON David W lawyer	Los Angeles Directory Co.
	KENDALL Newton J lawyer	Los Angeles Directory Co.
	Kennedy Arth W Susan lawyer	Los Angeles Directory Co.
	Kinder Warren L lawyer	Los Angeles Directory Co.
	KLEIN Saul S Ida lawyer	Los Angeles Directory Co.
	Lake Donald Dorothy lawyer	Los Angeles Directory Co.
	Lange Eric Construction Co Ltd Eric Lange pres	Los Angeles Directory Co.
	LEAVY J Miller lawyer	Los Angeles Directory Co.
	Linder Edw Esther lawyer	Los Angeles Directory Co.
	Lippincott J B Co E W Schilling dist mgr mfrs agts	Los Angeles Directory Co.
	LONG Carleton F mfrs agt	Los Angeles Directory Co.
	LOYO SCHOOL OF SPANISH AND SPANISH STENOGRAPHY A A Loyo Director	Los Angeles Directory Co.
	Mac Morran Lloyd H adv agcy	Los Angeles Directory Co.
	Mac Morran Lloyd H adv agcy	Los Angeles Directory Co.
	Mac Morran Lloyd H adv agcy	Los Angeles Directory Co.
	MANN O H & CO INC C A Gauger District Mgr Structural Waterproofing Contractors Suite	Los Angeles Directory Co.
	MANSFIELD Geo C Eliz sec Cal Mercantile & Bond Co and lawyer	Los Angeles Directory Co.
	MARKS Saml lawyer	Los Angeles Directory Co.
	Mc Nary Hugh A lawyer	Los Angeles Directory Co.
	MCNEELY Wm T lawyer	Los Angeles Directory Co.
	MILES JOHN C Attorney at Law	Los Angeles Directory Co.
	MOORE Thos F Ada real est	Los Angeles Directory Co.
	Morton Claude B lawyer	Los Angeles Directory Co.
	Mulvihill J Edgar lawyer	Los Angeles Directory Co.
	Murdock Fred S pres Accounting Corp of Cal	Los Angeles Directory Co.
	Neff Ezra lawyer	Los Angeles Directory Co.
	NEWBY & Newby Nathan and Nathan jr lawyers	Los Angeles Directory Co.
	Obrand Norman A Ruth lawyer	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	OSGOOD & Howell E R Adams mgr mfrs agts	Los Angeles Directory Co.
	OTT Oran W Annie L mech eng	Los Angeles Directory Co.
	Philbrook Frank R Irene C mfrs agt	Los Angeles Directory Co.
	Piperno Raphael H F phys	Los Angeles Directory Co.
	POOLE Bertram W H Charlotte L stamps	Los Angeles Directory Co.
	PRUDENTIAL Insurance Co of America W J Wassem supt	Los Angeles Directory Co.
	Ratzer Bridge & Gebhart K L Ratzer C A Bridge H A Gebhart lawyers	Los Angeles Directory Co.
	RAYMOND Concreto Pile Co O C Struthers mgr	Los Angeles Directory Co.
	Reames Le Rov lawyer	Los Angeles Directory Co.
	RUSH & BEIRNE Jud R Rush Wm Beirne Attorneys at Law	Los Angeles Directory Co.
	SCARBOROUGH & BOWEN Wm M Bowen James G Scarborough Jr Attorneys at Law	Los Angeles Directory Co.
	SNYDER W CLOYD Attorney at Law Suite	Los Angeles Directory Co.
	Sproul Frank P Victoria lawyer	Los Angeles Directory Co.
	STALEY John E lawyer	Los Angeles Directory Co.
	Stice C A lawyer	Los Angeles Directory Co.
	STONE Duke Eleanor A lawyer	Los Angeles Directory Co.
	Tobey Jack Western Credit Protection Assn	Los Angeles Directory Co.
	TROMPETER O V & CO O V Trompeter Pres E K Trompeter V Pres E A Wakefield Sec Street Improvement Bonds	Los Angeles Directory Co.
	Troxel Enoch A Eva L lawyer	Los Angeles Directory Co.
	Tweedy Stanley E lawyer	Los Angeles Directory Co.
	Twenty Million J J Keny mgr	Los Angeles Directory Co.
	Tyler C H lawyer	Los Angeles Directory Co.
	Utley Lee Maude lawyer	Los Angeles Directory Co.
	Van Tress Benj lawyer	Los Angeles Directory Co.
	WASHINGTON FIRE PROOF BUILDING CO Stuart OMelveny Pres Ida J Feehan Sec	Los Angeles Directory Co.
	WATSON Geo C Lucile lawyer	Los Angeles Directory Co.
	WEST Edgar M Mabel L mfrs agt	Los Angeles Directory Co.
	WHEELING STEEL CORPORATION E R Jackson Reprasntative Steel and Wire Products	Los Angeles Directory Co.
	WOODWARD Ernest G lawyer	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Accountants Association Fred Murdock pres pub accts	Los Angeles Directory Co.
	ADAMS IDA MAY Attorney and Counselor at Law	Los Angeles Directory Co.
	Alm Arvid G lawyer	Los Angeles Directory Co.
	Anderson Chas S Edith lawyer	Los Angeles Directory Co.
	Appleton Land Water & Power Co R H Lacy pres J S Thayer sec	Los Angeles Directory Co.
	ARMSTRONG Maurice lawyer	Los Angeles Directory Co.
	Ashcroft Elbert L mfrs agt	Los Angeles Directory Co.
	Baddour Jos S lawyer	Los Angeles Directory Co.
	BELL Robson O real est appraiser	Los Angeles Directory Co.
	BLOOM Edith Mrs real est	Los Angeles Directory Co.
	BOSTON WOVEN HOSE & RUBBER CO E B Sohlling Dist Mgr Mechanical Rubber Goods	Los Angeles Directory Co.
	BOWEN Wm M Louise Scarborough & Bowen lawyer	Los Angeles Directory Co.
	BOWMAN Danl S Ethel elec eng	Los Angeles Directory Co.
	BRADY Ernest L lawyer	Los Angeles Directory Co.
	BRIDGE Collamer A lawyer	Los Angeles Directory Co.
	BULLARD Jas H Frances E v pres U S Natl Bank office	Los Angeles Directory Co.
	BURTON Newark L lawyer	Los Angeles Directory Co.
	Bldg	Los Angeles Directory Co.
	BYERS H A office	Los Angeles Directory Co.
	CALIFORNIA MERCANTILE & BOND CO L M Zederman Pres G C Mansfield Sec Mercantile Adjustments	Los Angeles Directory Co.
	CAMPBELL JORALMON COMPANY Thos D Campbell Pres Louis B Joralmon V Pres M F Klingaman Sec Country Property Lands and Ranches	Los Angeles Directory Co.
	CAMPBELL JORALMON ROWLEY INC Louis B Joralmon Pros W J Rowley V Pres M F Klingaman Sec Building Management	Los Angeles Directory Co.
	Cashion Lilian M pub sten	Los Angeles Directory Co.
	Cattern Chas lawyer	Los Angeles Directory Co.
	Chino Land Co	Los Angeles Directory Co.
	CHURCH & MITCHELL Maxfield I Church Allen G Mitchell Attorneys at Law	Los Angeles Directory Co.
	CONSOLIDATED Mortgage Co C B Lehman pres Bessie Navratil sec	Los Angeles Directory Co.
	COOPER GRANT B Attorney at Law	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	COOPER & COLLINGS John S Cooper Lewis D Collings Attorneys at Law Suite	Los Angeles Directory Co.
	Crandall E Earl lawyer	Los Angeles Directory Co.
	Crippen Paul A real est appraiser	Los Angeles Directory Co.
	CURTIN John T lawyer	Los Angeles Directory Co.
	Delavan Geo E jr lawyer	Los Angeles Directory Co.
	DICKSON Hugh L Ola M lawyer	Los Angeles Directory Co.
	DRAKE EDMUND B Janeta Attorney at Law	Los Angeles Directory Co.
	DUNI LOUIS A DETECTIVE SERVICE Louis A Duni Principal	Los Angeles Directory Co.
	Earlimart Land Co Brian K Welch pres M F Klingman sec	Los Angeles Directory Co.
	EVERETT Pulp & Paper Co A A Ernst mgr	Los Angeles Directory Co.
	FALK Mark M struct eng	Los Angeles Directory Co.
	GARDNER Chauncey lawyer	Los Angeles Directory Co.
	Garland Grover T office	Los Angeles Directory Co.
	Gerth Otto A lawyer	Los Angeles Directory Co.
	Gigas John E barber	Los Angeles Directory Co.
	GIPSON OSCAR M Attorney at Law	Los Angeles Directory Co.
	GLOBE Inspection Co R H Stevenson dist mgr	Los Angeles Directory Co.
	GOLDBERG Nathan lawyer	Los Angeles Directory Co.
	GOLDEN Chas Kominsky treas	Los Angeles Directory Co.
	Goodwin Chas D real est	Los Angeles Directory Co.
	Gresham Robt J Jessie lawyer	Los Angeles Directory Co.
	Guernesey Louis G Evelyn lawyer	Los Angeles Directory Co.
	Hale Harry C lawyer	Los Angeles Directory Co.
	Harding Rufus L lawyer	Los Angeles Directory Co.
	Hemenway Howard lawyer	Los Angeles Directory Co.
	HORTON Jos lawyer	Los Angeles Directory Co.
	Hudnut Richd H O Kercheval mgr perfumery	Los Angeles Directory Co.
	INSKEEP ISAAC N Emma Examiner of Questioned Documents	Los Angeles Directory Co.
	JACOBS & Jacobs D A and F C lawyers	Los Angeles Directory Co.
	Jaffray Jas R Ida lawyer	Los Angeles Directory Co.
	Jarrott Robt A Kathleen lawyer	Los Angeles Directory Co.
	KAUFFMAN Kurtz Margt lawyer	Los Angeles Directory Co.
	KAUFMAN Louis Ella lawyer	Los Angeles Directory Co.
	KELLY Chas lawyer	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Kennedy Arth W Susie lawyer	Los Angeles Directory Co.
	LACY MANUFACTURING CO Wm Lacy Pres R H Lacy Sec Riveted Steel Water Pipes Steel Tanks Sheet and Plate Steel Works Suite	Los Angeles Directory Co.
	LAMSON & SESSIONS CO THE E B Schilling Dist Mgr Manufacturers Bolts and Nuts	Los Angeles Directory Co.
	LANGE & Bergstrom Inc Eric Lange pres bldg contrs	Los Angeles Directory Co.
	Libby Frank A colln agcy	Los Angeles Directory Co.
	Linder Edw lawyer	Los Angeles Directory Co.
	LIPPINCOTT J B CO E W Schilling District Mgr Manufacturers Agents	Los Angeles Directory Co.
	LOS ANGELES BOND AND SECURITIES COMPANY Oscar V Trompeter Pres	Los Angeles Directory Co.
	Mc Govney Arth W lawyer	Los Angeles Directory Co.
	Mc NARY HUGH A Louise B Attorney at Law	Los Angeles Directory Co.
	Mc NEELY WM T Attorney and Counselor at Law	Los Angeles Directory Co.
	Mansfield Geo C lawyer	Los Angeles Directory Co.
	MARKS Saml lawyer	Los Angeles Directory Co.
	Mayr Walter A inv	Los Angeles Directory Co.
	MILES JOHN C Meryl Attorney at Law	Los Angeles Directory Co.
	MOERDYKE N PERRY Stick Moerdyke & Gibson Attorney at Law	Los Angeles Directory Co.
	MOORE Thos F Maud real est	Los Angeles Directory Co.
	Morain Jesse L lawyer	Los Angeles Directory Co.
	MORRIS Danl W mfrs agt	Los Angeles Directory Co.
	Nakamura H notary	Los Angeles Directory Co.
	NANCE Ira H lawyer	Los Angeles Directory Co.
	Noice & Merrill Blaine Noice D H Merrill struc eng	Los Angeles Directory Co.
	OTT Oran W Anna mech eng	Los Angeles Directory Co.
	PACIFIC COAST PROPERTIES INC Oscar V Trompeter Sec Treas Real Estate	Los Angeles Directory Co.
	PARSONS Eliz lawyer	Los Angeles Directory Co.
	PECK Donald R lawyer	Los Angeles Directory Co.
	Philbrook Frank R Irene mfrs agt	Los Angeles Directory Co.
	PONTIUS Ralph W lawyer	Los Angeles Directory Co.
	POOLE BERTRAM W H Philatelic Expert and Stamp Dealer Member American Stamp Dealers Assn Loose Leaf Albums	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	PROGRESSIVE System Schools G A Dauk	Los Angeles Directory Co.
	PRUDENTIAL Insurance Co of America G C Cooper supt	Los Angeles Directory Co.
	QUAKER Oats Co U S Wallick sls agt	Los Angeles Directory Co.
	RUSH & BEIRNE Jud R Rush William B Belrne Attorneys at Law	Los Angeles Directory Co.
	SCARBOROUGH & BOWEN James G Scarborough Wm M Bowen James G Scarborough Jr John J Huff Attorneys at Law	Los Angeles Directory Co.
	SHAFER Jesse R Marie lawyer	Los Angeles Directory Co.
	SMITH RAY L Mary Attorney at Law	Los Angeles Directory Co.
	SNYDER W CLOYD Attorney at law Suite	Los Angeles Directory Co.
	SOUTHWEST Paving Co W E Burke pres H S Graal v pres M E Hammond sec treas	Los Angeles Directory Co.
	STANLEY WORKS THE L M Knouse Dist Sales Mgr Wrought Hardware and Mechanics Tools	Los Angeles Directory Co.
	STICE C A Attorney at Law	Los Angeles Directory Co.
	STICK JOHN C Stick Moerdyke & Gibson Attorney at Law	Los Angeles Directory Co.
	STONE Duke Eleanor lawyer	Los Angeles Directory Co.
	THOMAS Wm H lawyer	Los Angeles Directory Co.
	Troxel Enoch A Eva lawyer	Los Angeles Directory Co.
	Utley Lee Maud lawyer	Los Angeles Directory Co.
	Van Tress Benj lawyer	Los Angeles Directory Co.
	Wapner Jos M Fanny lawyer	Los Angeles Directory Co.
	WASHINGTON FIRE PROOF BUILDING CO Stuart OMelveny Pres Josephine Callahan Sec	Los Angeles Directory Co.
	WATSON Geo C Lucile lawyer	Los Angeles Directory Co.
	WEISER WILLIAM J & CO Wm J Welser Collections Adjustments and Loans Suite	Los Angeles Directory Co.
	Wellman Bertrand J May lawyer	Los Angeles Directory Co.
	Wellman Gretchen wid W P lawyer	Los Angeles Directory Co.
	WESTERN CREDIT PROTECTION ASSOCIATION Jack Tobey	Los Angeles Directory Co.
	WHEELING STEEL CORPORATION E R Jackson Rep Steel and Wire Products	Los Angeles Directory Co.
	WILLIS WILL H Gladys L Attorney at Law	Los Angeles Directory Co.
1924	ACME Oil Mining & Development Co E A Holcomb mgr	Los Angeles Directory Co.
	ADAMS IDA MAY Attorney and Counselor at Law	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	AMERICAN LA FRANCE FIRE ENGINE CO A M Donaher Mgr Fire Extinguishers and Fire Dept Supplies	Los Angeles Directory Co.
	AMERICAN Magnesium Co T H Wright pres	Los Angeles Directory Co.
	AMERICAN System of Reinforcing E L Soule pres T M Davidson v pres N E Dawson sec steel	Los Angeles Directory Co.
	Ancient Order United Workmen of N Dakota E T Lisle state mgr	Los Angeles Directory Co.
	ANDERSON Chas S atty	Los Angeles Directory Co.
	ANDERSON INVESTMENT CO O Louis Anderson Attorney at Law and Realtors suite	Los Angeles Directory Co.
	ANDERSON O Louis atty	Los Angeles Directory Co.
	Appel Horace H atty	Los Angeles Directory Co.
	Appleton Land Water & Power Co R H Lacy pres J S Thayer sec	Los Angeles Directory Co.
	BEESEMYER Waggoner Inc W F Beesemyer pres A W Adams vpres N L Waggoner sec mdse brokers	Los Angeles Directory Co.
	BELL ROBSON O Real Estate Appraiser	Los Angeles Directory Co.
	BETHLEHEM Steel Co H E Gray res agt	Los Angeles Directory Co.
	Bloom Edith real est	Los Angeles Directory Co.
	Bloss A Wm stamp dir	Los Angeles Directory Co.
	BOLTON Wm J acct	Los Angeles Directory Co.
	Bowden Leslie S atty	Los Angeles Directory Co.
	BRIDGE COLLAMER A Attorney at Law	Los Angeles Directory Co.
	Broker Russell M atty	Los Angeles Directory Co.
	BURTON Robt H phys	Los Angeles Directory Co.
	CALIFORNIA Co operative Oil Syndicate D E Fulwider trustee	Los Angeles Directory Co.
	CALIFORNIA MERCANTILE & BOND CO L M Zedermnan Pres G C Mansfield Sec Mercantile Adjustments	Los Angeles Directory Co.
	Cashion Jas A office	Los Angeles Directory Co.
	Cattern Chas atty	Los Angeles Directory Co.
	Cattern Frank A atty	Los Angeles Directory Co.
	CHOATE JAMES ROY Attorney at Law	Los Angeles Directory Co.
	CLEVELAND Discount Co T O Toland receiver	Los Angeles Directory Co.
	CONSOLIDATED Mortgage Co C B Lehman pres B Navratil sec	Los Angeles Directory Co.
	CRANDALL & Welch E E Crandall C L Welch attys	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	CRAWFORD Robt M acct	Los Angeles Directory Co.
	CURTIN John P atty	Los Angeles Directory Co.
	DAVIES W Ward supervisor Loyal Order of Moose office	Los Angeles Directory Co.
	DAVIS Le Compto office	Los Angeles Directory Co.
	Delavan Geo jr atty	Los Angeles Directory Co.
	Dingie Irvin office h	Los Angeles Directory Co.
	DOMINGUEZ Land Corporation B K Welch v pres gen mgr T C Welch sec	Los Angeles Directory Co.
	DOMINGUEZ Land Corporation B K Welch v pres gen mgr T C Welch sec	Los Angeles Directory Co.
	DRAKE Edmund B atty	Los Angeles Directory Co.
	DUNI LOUIS A DETECTIVE SERVICE Louis A Duni Principal	Los Angeles Directory Co.
	Flickinger Alice I pub steno	Los Angeles Directory Co.
	Fulwider David E atty	Los Angeles Directory Co.
	GALLOUPE HOWAKD CLARK Business Counsellor	Los Angeles Directory Co.
	GAMMON JAMES M Attorney at Law	Los Angeles Directory Co.
	GARDNER Chauncey E atty	Los Angeles Directory Co.
	GARDNER JOHN P Attorney at Law State Mgr The Praetorians Life Insurance Society	Los Angeles Directory Co.
	Garland Grover T broker	Los Angeles Directory Co.
	GARLAND WILLIAM Investments	Los Angeles Directory Co.
	Garland Wm J office	Los Angeles Directory Co.
	Geldman David atty	Los Angeles Directory Co.
	GIPSON OSCAR M Attorney at Law	Los Angeles Directory Co.
	GLOBE Inspection Co R W Bennett dist mgr Industrial inspection	Los Angeles Directory Co.
	Gloria Joy Comedies Inc I E Cobb sec	Los Angeles Directory Co.
	Goodwin Chas O real est	Los Angeles Directory Co.
	GOODWIN Willard L appraiser	Los Angeles Directory Co.
	GOULD Thos C atty	Los Angeles Directory Co.
	Guernsey Louis C atty	Los Angeles Directory Co.
	Hale Harry C atty	Los Angeles Directory Co.
	Handy Wm u atty	Los Angeles Directory Co.
	Hanlon Wm J atty	Los Angeles Directory Co.
	Hesperia Water Co John S Thayer pres	Los Angeles Directory Co.
	Higgins Harvey G atty	Los Angeles Directory Co.
	HOFFMAN Albt J real est	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	HORTON Rufus L atty	Los Angeles Directory Co.
	Hubley Edwd B chiro	Los Angeles Directory Co.
	HUGHES Wm M mortgage loans	Los Angeles Directory Co.
	INTERNATIONAL Development Co L J Webb v pres E C Dicey sec	Los Angeles Directory Co.
	Inyo Bunker Hill Mines Co H R Link pres	Los Angeles Directory Co.
	JACOBS David A atty	Los Angeles Directory Co.
	Jarrott Robt A atty	Los Angeles Directory Co.
	JORGENSEN EARLE M CO E M Jorgensen Pres J E Davis V Pres Bars Billets Plates Rails Sheet and Structural Steel Pig Iron Tin Plate Cement Everlasting Valves	Los Angeles Directory Co.
	JUDSON Wm E real pst	Los Angeles Directory Co.
	KELLY Chas J atty	Los Angeles Directory Co.
	KEMP GEO W Attorney at Law	Los Angeles Directory Co.
	Kennedy Arthur W atty	Los Angeles Directory Co.
	KINCAID ELMER L Shorthand and Court Reporter and Deposition Notary	Los Angeles Directory Co.
	Kirk E E atty	Los Angeles Directory Co.
	KOEHLER Pete C mfrs agt	Los Angeles Directory Co.
	Lange & Bergstrom A H Bergstrom pres Eric Lange v pres sec bldg contr	Los Angeles Directory Co.
	LINK & Sproul H R Link Gilbert Sproul mining	Los Angeles Directory Co.
	Lorraine Corporation H N Hamilton rep oil well supplies	Los Angeles Directory Co.
	Mc NARY HUGH A Attorney at Law	Los Angeles Directory Co.
	Maloof E A & Co Emile A Maloof Elec fixtures	Los Angeles Directory Co.
	MANNING John F atty	Los Angeles Directory Co.
	MARKER Wm H Bonds	Los Angeles Directory Co.
	MARKS Saml atty	Los Angeles Directory Co.
	Mayr Walter A coml paper	Los Angeles Directory Co.
	MERRILL Leonard State Inheritance Tax Appraiser	Los Angeles Directory Co.
	MEXICAN National Development Co J A Le Febve fiscal agt	Los Angeles Directory Co.
	MILES JOHN C Attorney at Law	Los Angeles Directory Co.
	MILLSAP & KENDALL H C Millsap N J Kendall Attorneys at Law	Los Angeles Directory Co.
	Morrissey Henry state inheritance tax appraiser	Los Angeles Directory Co.
	MORSE Ralph L atty	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	MOWATT WILBERT M D Physician and Surgeon	Los Angeles Directory Co.
	Nibecker Alfd S jr archt	Los Angeles Directory Co.
	Noice & Merrill Blaine Noice D H Merrill struct eng	Los Angeles Directory Co.
	Nottmeyer Alex A office	Los Angeles Directory Co.
	OTT Oran W mech eng	Los Angeles Directory Co.
	PACIFIC MANUFACTURING CO Hubert J Quinn Mgr Sash and Doors	Los Angeles Directory Co.
	PETROLEUM Producers Syndicate I E Cobb sec	Los Angeles Directory Co.
	PHILLIPS MICHAEL G Attorney at Law	Los Angeles Directory Co.
	PIKE C W Co Frank Pittman mgr steel	Los Angeles Directory Co.
	Pontious Ralph W atty	Los Angeles Directory Co.
	POOLE BERTRAM W H Postage Stamps	Los Angeles Directory Co.
	PRENDERGAST Construction Co F F and J P Prendergast gen contrs	Los Angeles Directory Co.
	PRUDENTIAL Insurance Co of Amerca H L Mc Connell supt	Los Angeles Directory Co.
	Ratzer Karl L atty	Los Angeles Directory Co.
	RAYMOND Bros Impact Pulverizer Co W S Senseman mgr	Los Angeles Directory Co.
	RAYMOND Concrete Pile Co O C Struthers Pac Coast mgr	Los Angeles Directory Co.
	Reiker Sol tax expert	Los Angeles Directory Co.
	REIS John A dep supervisor Loyal Order of Moose office	Los Angeles Directory Co.
	Rejuvin Violet Ray Co L G Dieker mgr	Los Angeles Directory Co.
	REYNOLDS Wm P real est	Los Angeles Directory Co.
	RICE John H court appraiser	Los Angeles Directory Co.
	ROBBINS Irving W office	Los Angeles Directory Co.
	RUSH JUD R Rush & Mc Cormick Attorney at Law	Los Angeles Directory Co.
	RUSH & Mc CORMICK Jud R Rush A T Mc Cormick Attorneys at Law	Los Angeles Directory Co.
	Santa Bay Home Telephone Co L C Torrance pres	Los Angeles Directory Co.
	SCARBOROUGH & BOWEN James G Scarborough Wm M Bowen James G Scarborough Jr Attorneys at Law	Los Angeles Directory Co.
	Seventh Street Fireproof Building Co B K Welch pres E C Dicey sec	Los Angeles Directory Co.
	SHAFER Jesse R atty	Los Angeles Directory Co.
	SIEVERT Leo E atty	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	SOUTHERN Counties Oil Co A G Kuck pres	Los Angeles Directory Co.
	SOUTHWEST Paving Co W E Burke pres H S Graul v pres	Los Angeles Directory Co.
	Squie Lester T archt	Los Angeles Directory Co.
	STANLEY Rule & Level Plant The Stanley Works	Los Angeles Directory Co.
	STANLEY WORKS THE L M Knouse Dist Sales Mgr Wought Hardware and Mechanical Tools	Los Angeles Directory Co.
	STEPHENSON Wm W oil	Los Angeles Directory Co.
	STEWART ERNEST A COMPANY Public Accountants and Income Tax Experts	Los Angeles Directory Co.
	STICE CHAUNCEY A Attorney at Law	Los Angeles Directory Co.
	STICK JOHN C Attorney at Law	Los Angeles Directory Co.
	STONE Duke atty	Los Angeles Directory Co.
	TAPPEINER Louis P real cst	Los Angeles Directory Co.
	Theatre Bulletin Co W H Endler pres adv	Los Angeles Directory Co.
	THOMAS Wm H atty	Los Angeles Directory Co.
	Torrance Land & Improvement Co T C Welsh pres E C Dicey sec	Los Angeles Directory Co.
	TORRANCE LEWIS C Pres Santa Monica Bay Home Telephone Co	Los Angeles Directory Co.
	Troxel Enoch A office	Los Angeles Directory Co.
	TYLER H D CO INC H D Tyler Pres Brokers Western Distributors Parent Office	Los Angeles Directory Co.
	TYRRELL Frank G atty	Los Angeles Directory Co.
	UNITED States Dept of Labor Division of Conciliation Hywel Davies commissioner	Los Angeles Directory Co.
	Utley Lee atty	Los Angeles Directory Co.
	Van Tress Benj atty	Los Angeles Directory Co.
	Victorville Domestic Water Co John S Thayer pres	Los Angeles Directory Co.
	WASHINGTON FIREPROOF BUILDING CO H W OMelveney Pres Josephine Callahan Sec	Los Angeles Directory Co.
	Wellman Bertrand J atty	Los Angeles Directory Co.
	WELLS Eloise W real est	Los Angeles Directory Co.
	WHEELING STEEL CORPORATION W A Taylor Dist Sales Mgr W M Hall Agt Steel and Wire Products	Los Angeles Directory Co.
	WOMENS Missionary Society Lulu E Garton sec	Los Angeles Directory Co.
	WOODWARD Ernest G atty	Los Angeles Directory Co.

FINDINGS

313 S SPRING

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	HARRIS MALCOM ATTY	Pacific Telephone
1967	De Land Co	Pacific Telephone
1962	Alis Restaurant	Pacific Telephone
1942	Jacomet John Louise antiques	Los Angeles Directory Co.
1933	Jacomet John antiques	Los Angeles Directory Co.
1929	FERGUSON Ed Earl Forer Moris Benkle tailors	Los Angeles Directory Co.
1924	FERGUSON Ed tailor	Los Angeles Directory Co.

315 S SPRING

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	LYNN GERALD O DR OPTMTRST	Pacific Telephone
1971	Lynn Gerald O Dr optmtrst	Pacific Telephone
1967	Lynn Gerald O Dr optmtrst	Pacific Telephone
1962	Lynn Gerald D Dr optmtrst	Pacific Telephone
1942	WILLIAMS Elliott L shoe shiner	Los Angeles Directory Co.
	Cooklin Harry M Nora barber	Los Angeles Directory Co.
1937	Gottardi Orland restr	Los Angeles Directory Co.
1933	MORAS Original Grill Inc Ernesto Mora pres Mrs Angela Mora sec restr	Los Angeles Directory Co.
1929	MORAS ORIGINAL GRILL INC Ernesto Mora Pres Mrs Angela Mora Sec Spaghetti and Ravioli Dinners a Specialty	Los Angeles Directory Co.
1924	Mora E & A Ernesto and Angeia rest	Los Angeles Directory Co.

317 S SPRING

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	STAMP & COIN CO	Pacific Telephone
1971	Irons Stamp & Coin Co	Pacific Telephone
1967	Irons Stamp & Coin Co	Pacific Telephone
1962	Barons Luggage Shop	Pacific Telephone
1937	Puccinelli Conrad Rose gro	Los Angeles Directory Co.
1929	SOUTHERN California Trunk Factory Geo Beyer	Los Angeles Directory Co.
	Hurlwing Manufacturing Co A J Pomeroy C W Patterson trunk mfrs	Los Angeles Directory Co.
	GOSE JOHN T Eugenle Attorney at Law Suite	Los Angeles Directory Co.
	FALDER LEO F Attorney at Law Suite	Los Angeles Directory Co.
	BYERS Geo Gertie trunks	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	FLEMING EDWARD J Gertrude D Attorney at Law Suite	Los Angeles Directory Co.
1924	SPRING Street Luggage Shop S E Lourle mgr	Los Angeles Directory Co.

321 S SPRING

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	EUROPA GROCERY CO	Pacific Telephone
1971	Europa Grocery Co	Pacific Telephone
1967	Europa Grocery Co	Pacific Telephone
1962	Europa Grocery Co	Pacific Telephone
1942	Pucilli Conrad Rose gro	Los Angeles Directory Co.
1937	LAMM Jack Rose mens clo	Los Angeles Directory Co.
1933	Famous Built Clothing Co Harry Brooks mgr	Los Angeles Directory Co.
	RICHARDS John cook	Los Angeles Directory Co.
1929	MODEL CLOTHING CO Morris Karno Clothing Hats and Caps	Los Angeles Directory Co.
1924	Model Clothing Co Rubin and Morris Karnofsky	Los Angeles Directory Co.

323 S SPRING

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	U N EMPLOYMENT AGENCY	Pacific Telephone
	U N TRAVEL SERVICE	Pacific Telephone
1971	U N Employment Agcy	Pacific Telephone
	U N Travel Service	Pacific Telephone
1967	U N Employment Agcy	Pacific Telephone
	U N Travel Serv	Pacific Telephone
1962	U N Employment Agcy	Pacific Telephone
	U N Travel Serv	Pacific Telephone
1942	HARRIS Geo leather gds	Los Angeles Directory Co.
	THOMPSON W R	Los Angeles Directory Co.
1937	HARRIS Geo G Yetta leather	Los Angeles Directory Co.
1933	Hirschfeldt Abbie C Mrs curios	Los Angeles Directory Co.
	Woodman W D	Los Angeles Directory Co.
1924	STRATFORD H S CO INC H S Stratford Pres Raymond Johnson Sec Treas Books and Stationery	Los Angeles Directory Co.

FINDINGS

325 S SPRING

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	DOWNTOWN INSTANT PRINTERS	Pacific Telephone
1971	Royal Printing Co	Pacific Telephone
	Royal Printing Co	Pacific Telephone
1967	Royal Printing Co	Pacific Telephone
	Royal Printing Co	Pacific Telephone
1924	Browar Harry L clo	Los Angeles Directory Co.

328 S SPRING

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	ALLIED AUTO PARKS	Pacific Bell
1981	ALLIED AUTO PARKS	Pacific Telephone
1942	CAIN Gaylord	Los Angeles Directory Co.
	Caress Ezekiel L Helen liquors	Los Angeles Directory Co.
	DUARTE Michl Bertie	Los Angeles Directory Co.
	Giboney Violet	Los Angeles Directory Co.
	GRACE J W	Los Angeles Directory Co.
	Hipolito Bill	Los Angeles Directory Co.
	Hipolito Steve	Los Angeles Directory Co.
	Kashman Peter	Los Angeles Directory Co.
	Marzo Frank	Los Angeles Directory Co.
	Mc Gath Robt	Los Angeles Directory Co.
	MITCHELL Douglas	Los Angeles Directory Co.
	MITCHELL Geo	Los Angeles Directory Co.
	MITCHELL Thos	Los Angeles Directory Co.
	Nuesco Albt E Mary porter	Los Angeles Directory Co.
	Nuesco Robt	Los Angeles Directory Co.
	OTT J A	Los Angeles Directory Co.
	Rachel Steve	Los Angeles Directory Co.
	Wice Barney	Los Angeles Directory Co.
	WILLARD Hotel	Los Angeles Directory Co.
	Ahrens Fred W	Los Angeles Directory Co.
Aragons L P	Los Angeles Directory Co.	
Blundell Terry	Los Angeles Directory Co.	
Bresee Wright	Los Angeles Directory Co.	
1937	Beckwell Fred	Los Angeles Directory Co.
	Crowhurst Thos curios	Los Angeles Directory Co.
	DIXON A M	Los Angeles Directory Co.
	FRANCES Wm	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	Goring Margt Mrs	Los Angeles Directory Co.
	HOTEL Willard	Los Angeles Directory Co.
	JACKSON Martin J artist	Los Angeles Directory Co.
	Kabaian John mgr Hotel Willard	Los Angeles Directory Co.
	Mansawyer Geo	Los Angeles Directory Co.
	MITCHELL Geo auto mech	Los Angeles Directory Co.
	OBRIEN John H phys	Los Angeles Directory Co.
	PIPER Anna Mrs	Los Angeles Directory Co.
1933	STUART Roy lab	Los Angeles Directory Co.
	Denning Jack	Los Angeles Directory Co.
	GLENN I Lawrence photog	Los Angeles Directory Co.
	Goring J S Mrs hsekpr Willard Hotel	Los Angeles Directory Co.
	Kado John waiter	Los Angeles Directory Co.
	Lujar Harry mgr Willard Hotel	Los Angeles Directory Co.
	STOKES Ross	Los Angeles Directory Co.
1929	WILLARD Hotel	Los Angeles Directory Co.
	Banks Chas labtrywkr H C Medcraft	Los Angeles Directory Co.
	Denning Jack carp	Los Angeles Directory Co.
	Hedges Harry K Cora chemist	Los Angeles Directory Co.
	Kuzen Jos clo ctr	Los Angeles Directory Co.
	Maines Don actor	Los Angeles Directory Co.
	NOWAK Thos barber	Los Angeles Directory Co.
	Pellegrin Thesphile J eng SP Co	Los Angeles Directory Co.
	SCHMIDT Jos meatctr r	Los Angeles Directory Co.
	STEIN Harry clo clnr	Los Angeles Directory Co.
	r	Los Angeles Directory Co.
	Weisberger Alf mens furngs	Los Angeles Directory Co.
Zuk Donat shoewkr r	Los Angeles Directory Co.	
1924	DENNY John r	Los Angeles Directory Co.
	Grieve Edwd E steno r	Los Angeles Directory Co.
	Kach Maurice T photo	Los Angeles Directory Co.
	La Pere Lola r	Los Angeles Directory Co.
	Lugar Harry clk r	Los Angeles Directory Co.
	Maines Don r	Los Angeles Directory Co.
	OBrien John H phys	Los Angeles Directory Co.
	Welner Hyman tailor	Los Angeles Directory Co.

FINDINGS

333 S SPRING

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	WESTERN RUBBER STAMP CO INC Albert K Smith Jr Pres Stamps Stenciles Seals Badges Etc	Los Angeles Directory Co.

S SPRING ST

245 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Spring Hotel	Pacific Telephone
	Russo Handicraft Supplies	Pacific Telephone
	RUSSO LEATHER & FINDINGS CO	Pacific Telephone

253 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	TECHNICAL BOOK COMPANY	Pacific Telephone
	TECHNICAL BOOK COMPANY	Pacific Telephone
	TECHNICAL BOOK COMOANY	Pacific Telephone
	TECHNICAL BOOK COMPANY	Pacific Telephone
1964	TECHNICAL BOOK COMPANY	Pacific Telephone
1962	TECHNICAL BOOT COMPANY	Pacific Telephone
1960	TECHNICAL BOOK COMPANY	Pacific Telephone
1958	Technical Book Company	Pacific Telephone
1957	TECHNICAL BOOK CO	Pacific Telephone

255 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	FAZZI R & CO fncy foods	Pacific Telephone

257 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	APARTMENTS	Haines Company, Inc.
	BASTIAN Harold A	Haines Company, Inc.
	CARRION Michael	Haines Company, Inc.
	M COLEMAN Howard	Haines Company, Inc.
	DEUTSCH Mathew	Haines Company, Inc.
	LOFT POA	Haines Company, Inc.
	ERICKSON Patrick	Haines Company, Inc.
	LOCa Mn	Haines Company, Inc.
	MAHOY Scot	Haines Company, Inc.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	MAS ASSET	Haines Company, Inc.
	MANAGEMENT	Haines Company, Inc.
	NGUYEN Kim Dan	Haines Company, Inc.
	POWELLJeffray	Haines Company, Inc.
	STEVENSJeff	Haines Company, Inc.
	WOODFORDClark D	Haines Company, Inc.
1976	BARTENDER SCHOOL	Pacific Telephone
	Major Bartending School	Pacific Telephone
	MAJOR SCHOOL OF BARTENDING	Pacific Telephone
	Major School Of Bartending	Pacific Telephone
	SCARBOROUGH JIM Major School Of Bartending	Pacific Telephone
1970	CARL NEWMAN BAILBOND AGENT	Pacific Telephone
	NEWMAN BROS BAIL BONDS & INSURANCE	Pacific Telephone
1964	GROSS IRV INVSTGTNS	Pacific Telephone
	GROSS IRV TRACERS- INVESTIGATIONS	Pacific Telephone
	TRACERS INVESTIGATIONS	Pacific Telephone
1962	ARAGON ART BAIL BONDS	Pacific Telephone
	HARRIS JACOBS SCRAP MTL	Pacific Telephone
1960	CREDIT UNION NO 11 L A COUNTY EMPLOYEES NO 11 FEDERAL CREDIT UNION	Pacific Telephone
	GROSS IRVING TRACERS INVSTGTNS	Pacific Telephone
	TRACERS INVSTGTNS	Pacific Telephone
1958	A Best Scrap & Salvage	Pacific Telephone
	Ability Scrap & Salvage Co	Pacific Telephone
	Ace Bureau af Investigation	Pacific Telephone
	L A Fire & Police Protective League	Pacific Telephone
	L A Police & Fire Protective League	Pacific Telephone
	L A Private Detective Agcy	Pacific Telephone
	L A Property Management Co	Pacific Telephone
	Lynn Trucking Co	Pacific Telephone
	Machinery & Equipt Co Inc	Pacific Telephone
	MAHER BILL Major School of Bartending	Pacific Telephone
	Major Bartending School	Pacific Telephone
	Mantolica Barclay & Teegarden attys	Pacific Telephone
	Mantolica Louis N Mantolica Barclay & Teegardecy attys	Pacific Telephone
Manufacturers Brush Co	Pacific Telephone	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Marcotte Jos E acct	Pacific Telephone
	Martin Wm V trustee	Pacific Telephone
	MC CORMAC JIM Major School of Bartending	Pacific Telephone
	Mc Curdy J Edw atty	Pacific Telephone
	Mc Dermott Julian A Corp	Pacific Telephone
	Mc Kibbin David Chuman & Mc Kibbin attys	Pacific Telephone
	Mehlman Murray ct reprtr	Pacific Telephone
	Merchants Fire Ins Co	Pacific Telephone
	Mineck A H Dental Lab	Pacific Telephone
	Mobile Truck Washer	Pacific Telephone
	Municipal Lien Serv	Pacific Telephone
	NUNNELLEY RALPH B ENGINEERING CO	Pacific Telephone
	Okamoto Geo K genl paint contr	Pacific Telephone
	Okrand Fred atty Wirin Rissman & Okrand	Pacific Telephone
	Pac Pioneer Plastic Co	Pacific Telephone
	Paley Alvin Sutton & Widoff attys	Pacific Telephone
	PAN AMERICAN ENGINEERING ASSOCIATES	Pacific Telephone
	Patient Lee Driving Instruction	Pacific Telephone
	ACE CREDIT EXCH	Pacific Telephone
	Adjustable Clamp Co	Pacific Telephone
	All States Adjustment Co	Pacific Telephone
	Allstate Adjustment Co	Pacific Telephone
	Allstates Adjustment Co	Pacific Telephone
	Alwin D fountrn pens	Pacific Telephone
	American Brotherhood for The Blind	Pacific Telephone
	American Charcoal Co coolants	Pacific Telephone
	Anderson Chester B atty	Pacific Telephone
	Babcock Thorpe Douglas Building Ofc	Pacific Telephone
	Barclay Frank Mantalica Barclay & Teegarden attys	Pacific Telephone
	BARTENDING SCHOOL	Pacific Telephone
	Bechtel D M pub relatns serv	Pacific Telephone
	Bechtel D M pub relatns serv	Pacific Telephone
	Benjamin Alfred	Pacific Telephone
	Berman Muriel ct reprtr	Pacific Telephone
	Brown J J Co	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Brown J J Co	Pacific Telephone
	Bunten C R Sweden Freezer Western Corp	Pacific Telephone
	CALIFORNIA STATE OF STATE BLDG	Pacific Telephone
	Beaches & Parks Div of	Pacific Telephone
	Cosmetology Board of	Pacific Telephone
	Parks Div of Beaches & Parks	Pacific Telephone
	Coach Airlines	Pacific Telephone
	Coast Finance & Adjustment Corp	Pacific Telephone
	Contractors Permit Ser	Pacific Telephone
	Cooper Edw S atty	Pacific Telephone
	Copper Front jnk dlr	Pacific Telephone
	CULVER DAVID F apprsr	Pacific Telephone
	Davidson Wm P Co leathr	Pacific Telephone
	Dorn Albert A atty	Pacific Telephone
	Douglas Bldg Office	Pacific Telephone
	Electronicraft Co	Pacific Telephone
	Ellwing Reuben G Sr mgr for Federal Equipt & Supply Co	Pacific Telephone
	Engineers & Architects Assn	Pacific Telephone
	Tracers Investigations Financial Reporting Div	Pacific Telephone
	Missing Persons Div	Pacific Telephone
	Tracers Investigations Financial Reporting Div	Pacific Telephone
	Tracers Investigations Financial Reporting Div	Pacific Telephone
	Skip Tracing Div	Pacific Telephone
	Turpin C E Hilburg & Turpin engnrs	Pacific Telephone
	United Merchants Assn	Pacific Telephone
	West Hollywood Disposal Serv	Pacific Telephone
	Western Art Studios	Pacific Telephone
	Widoff Josef Sutton & Widoff attys	Pacific Telephone
	Wilson Jones Co	Pacific Telephone
	Wirin A L atty Wirin Rissman & Okrand	Pacific Telephone
	Wirin Rissman & Okrand attys	Pacific Telephone
	Zide Kamens & Zide attys	Pacific Telephone
	Zide Leo H Zide & Kamens attys	Pacific Telephone
	Fiscal Employees Federal Credit Union	Pacific Telephone
	Flying R Truck Co	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Forest Fiber Products Co	Pacific Telephone
	Fraser W D seeds	Pacific Telephone
	Geller Wm invstgtr	Pacific Telephone
	Gerecht U Richard atty	Pacific Telephone
	Glass Maintenance	Pacific Telephone
	Golden State Fertilizer	Pacific Telephone
	Grant Raymond Inc ct reprtrs	Pacific Telephone
	Gross Irv Tracers Investigations	Pacific Telephone
	HAYFER BEN Ace Credit Exch	Pacific Telephone
	Hazel Hurst Foundation for the Blind	Pacific Telephone
	Hickey Mitchell Co ins	Pacific Telephone
	Hilburg Earl L Hilburg & Turpin engnrs	Pacific Telephone
	HILBURG & TURPIN engnrs	Pacific Telephone
	Hoffman Akey Co ins	Pacific Telephone
	Hoffman H V Hoffman Akey Co	Pacific Telephone
	Hornbein J K Co drugs	Pacific Telephone
	Hornwood Al Hoffman Akey Co ins	Pacific Telephone
	Independent Trucking	Pacific Telephone
	Industrial Delivery Serv	Pacific Telephone
	Jefferson Electronic Products Corp	Pacific Telephone
	Jonesi Jos J atty	Pacific Telephone
	Juick Emile M Co mfrs agt	Pacific Telephone
	Kamens Saml E Zide & Kamens attys	Pacific Telephone
	Kaufman Connie M notry pub	Pacific Telephone
	Kent Gregg P Corp contr	Pacific Telephone
	Kent Rotary Equipt Co	Pacific Telephone
	Kowan Theo I atty	Pacific Telephone
	Kowan Theodor Ira atty	Pacific Telephone
	Lamson & Sessions Co The	Pacific Telephone
	Lancaster Bureau of Investigation	Pacific Telephone
	Licker Marvin Sutton & Widoff attys	Pacific Telephone
	L A County Civic Center Credit Union	Pacific Telephone
	L A County Engnrs Federal Credit Union	Pacific Telephone
	PLYWOOD SERV INC	Pacific Telephone
	Posner Paul M Wirin Rissman & Okrand attys	Pacific Telephone
	Prettner Ins Agcy	Pacific Telephone
	Rabitz M & Sons ins	Pacific Telephone
	Radio TV Switchboards	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Raiden Edw atty	Pacific Telephone
	Raymond Grant Inc ct reprtrs	Pacific Telephone
	Reynolds Boyd H immigrtn counslr	Pacific Telephone
	Riddell R M Co	Pacific Telephone
	Rissman Robt R atty Wirin Rissman & Okrand	Pacific Telephone
	Rite Engineering & Mfg Inc	Pacific Telephone
	Rose Frank	Pacific Telephone
	Rosenthal Arthur G Rosenthal Engineering Co	Pacific Telephone
	ROSENTHAL ENGINEERING CO	Pacific Telephone
	Rubber & Asbestos Corp indstrl adhesives	Pacific Telephone
	S O S AGCY emplymnt agencies	Pacific Telephone
	Scully Jones & Co tools	Pacific Telephone
	Security Counselors Inc	Pacific Telephone
	Security Fire Extinguisher Sales & Serv	Pacific Telephone
	Seeing Eye Dog Foundation Eye Dog Foundation	Pacific Telephone
	Shell W Nelson Mrs	Pacific Telephone
	Shockley Ernest V atty	Pacific Telephone
	Skip Tracers invstgtrs	Pacific Telephone
	Smiley Park Country Club	Pacific Telephone
	So California Title Clearing Co	Pacific Telephone
	Sutton Harry Sutton & Widoff attys	Pacific Telephone
	Sutton & Widoff attys	Pacific Telephone
	Sweden Freezer Western Corp	Pacific Telephone
	Tamraz Frank A paintng contr	Pacific Telephone
	Teegarden Lewis C Mantalica Barclay & Teegarden attys	Pacific Telephone
	Temporary Business Personnel Inc S O S Agency emplymnt agencies	Pacific Telephone
	Tietz J B atty	Pacific Telephone
	Civic Center Chapter	Pacific Telephone
	Eureka Telephone Co	Pacific Telephone
	EUREKA TELEPHONE EXCHANGE Main Ofc	Pacific Telephone
	Attorneys Serv Exch	Pacific Telephone
	EUREKA TELEPHONE EXCHANGE Main Ofc	Pacific Telephone
	EUREKA TELEPHONE EXCHANGE Main Ofc	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Commercial Serv Dept	Pacific Telephone
	EUREKA TELEPHONE EXCHANGE Main Ofc	Pacific Telephone
	Court Reporters Dept	Pacific Telephone
	Court Reporters Dept	Pacific Telephone
	EUREKA TELEPHONE EXCHANGE Main Ofc	Pacific Telephone
	Doctors Serv Exch	Pacific Telephone
	EUREKA TELEPHONE EXCHANGE Main Ofc	Pacific Telephone
	EUREKA TELEPHONE EXCHANGE Main Ofc	Pacific Telephone
	Industrial Serv Dept	Pacific Telephone
	New Accounts Dept	Pacific Telephone
	EUREKA TELEPHONE EXCHANGE Main Ofc	Pacific Telephone
	EUREKA TELEPHONE EXCHANGE Main Ofc	Pacific Telephone
	Purchasing Dept	Pacific Telephone
	EUREKA TELEPHONE EXCHANGE Main Ofc	Pacific Telephone
	Radio TV Dept	Pacific Telephone
	Sub Contractors Dept	Pacific Telephone
	EUREKA TELEPHONE EXCHANGE Main Ofc	Pacific Telephone
	Teletype Dept	Pacific Telephone
	EUREKA TELEPHONE EXCHANGE Main Ofc	Pacific Telephone
	EUREKA TELEPHONE EXCHANGE Main Ofc	Pacific Telephone
	All Other Departments	Pacific Telephone
	Eye Dog Foundation	Pacific Telephone
	Federal Equipt & Supply Co	Pacific Telephone
1950	CORSKE ALBERT J SLANE & MANTALICA ATTYS	Pacific Telephone

259 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	ID OUTLET	Haines Company, Inc.
1985	EAGLESON S OF CALIFORNIA	Pacific Bell
	Los Angeles	Pacific Bell
1980	Los Angeles	Pacific Telephone
	EAGLESONS OF CALIFORNIA	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Eaglesons Of California	Pacific Telephone
1975	Eaglesons Big & Tall	Pacific Telephone
	EAGLESON S OF CALIFORNIA	Pacific Telephone
1970	EAGLESON S OF LOS ANGELES	Pacific Telephone
	EAGLESON S OF LOS ANGELES	Pacific Telephone
1964	EAGLESON S OF L A	Pacific Telephone
1962	EAGLESON S OF L A	Pacific Telephone
1960	EAGLESON S OF L A	Pacific Telephone

S Spring St

300 S Spring St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	UNEMPLOYMENT INSURANCE APP	EDR Digital Archive
	JUDICIAL COUNCIL OF CALIFORNIA	EDR Digital Archive
	CALIFORNIA BEAR CREDIT UNION	EDR Digital Archive
	CHILI BEANS CAF INC	EDR Digital Archive
	BARNES ALBERT LEE JR	EDR Digital Archive
	LEAD INTATE ACTIVATE MOTIVATE	EDR Digital Archive
	CALIFORNIA SECRETARY OF STATE	EDR Digital Archive
	JUDICIAL COUNCIL OF CALIFORNIA	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	CHILI BEANS CAF INC	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	BARNES ALBERT LEE JR	EDR Digital Archive
	LEAD INTATE ACTIVATE MOTIVATE	EDR Digital Archive
	CALIFORNIA SECRETARY OF STATE	EDR Digital Archive
	JUDICIAL COUNCIL OF CALIFORNIA	EDR Digital Archive
	KOREAN PROSECUTORS ASSOCIATION	EDR Digital Archive
	SPRINGBARD ERLY EDCATN CTR LLC	EDR Digital Archive

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	NATIONAL PEDIATRIC SUPPORT SER	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	GENERAL SERVICES CAL DEPT	EDR Digital Archive
	FINANCIAL INSTTUTIONS CAL DEPT	EDR Digital Archive
	FINANCIAL INSTTUTIONS CAL DEPT	EDR Digital Archive
	SENATE CALIFORNIA	EDR Digital Archive
	PRO TEM	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	ATTORNEY GENERAL CAL OFFICE OF	EDR Digital Archive
	FRANCHISE TAX BOARD CALIFORNIA	EDR Digital Archive
	FRANCHISE TAX BOARD CALIFORNIA	EDR Digital Archive
	SUPREME COURT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	ATTORNEY GENERAL CAL OFFICE OF	EDR Digital Archive
	JUDICIAL COUNCIL OF CALIFORNIA	EDR Digital Archive
	CALIFORNIA BEAR CREDIT UNION	EDR Digital Archive
	UNEMPLOYMENT INSURANCE APP	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	KOREAN PROSECUTORS	EDR Digital Archive
	ASSOCIATION	EDR Digital Archive
	SPRINGBARD ERLY EDCATN CTR LLC	EDR Digital Archive
	NATIONAL PEDIATRIC SUPPORT SER	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	FINANCIAL INSTTUTIONS CAL DEPT	EDR Digital Archive
	FINANCIAL INSTTUTIONS CAL DEPT	EDR Digital Archive
	PRO TEM	EDR Digital Archive
	SENATE CALIFORNIA	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	GENERAL SERVICES CAL DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	SUPREME COURT	EDR Digital Archive

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	FRANCHISE TAX BOARD CALIFORNIA	EDR Digital Archive
	FRANCHISE TAX BOARD CALIFORNIA	EDR Digital Archive
2010	FRANCHISE TAX BOARD CALIFORNIA	EDR Digital Archive
	CALIFORNIA FRANCHISE TAX BOARD	EDR Digital Archive
	EMPLOYMENT DEVELOPMENT CA DEPT	EDR Digital Archive
	ATTORNEY GENERAL CAL OFFICE OF	EDR Digital Archive
	SUPERIOR SNACKS & FOOD SERVICE	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	GENERAL SERVICES CAL DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	SENATE CALIFORNIA	EDR Digital Archive
	PRO TEM	EDR Digital Archive
	FINANCIAL INSTITUTIONS CAL DEPT	EDR Digital Archive
	FINANCIAL INSTITUTIONS CAL DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	SPRINGBARD EARLY EDUCATION CENTER LLC	EDR Digital Archive
	NATIONAL PEDIATRIC SUPPORT SERVICES	EDR Digital Archive
	INSURANCE CALIFORNIA DEPT	EDR Digital Archive
	UNEMPLOYMENT INSURANCE APPEALS BOARD CALIFORNIA	EDR Digital Archive
	CALIFORNIANS FOR SCHWARZENEGGER	EDR Digital Archive
	JUDICIAL COUNCIL OF CALIFORNIA	EDR Digital Archive
	CALIFORNIA BEAR CREDIT UNION	EDR Digital Archive
	DEPT OF JUSTICE ATTORNEY GENERAL	EDR Digital Archive
	EMPLOYMENT DEVELOPMENT CA DEPT	EDR Digital Archive
	ATTORNEY GENERAL CAL OFFICE OF	EDR Digital Archive
	SUPERIOR SNACKS & FOOD SERVICE	EDR Digital Archive
FRANCHISE TAX BOARD CALIFORNIA	EDR Digital Archive	
CALIFORNIA FRANCHISE TAX BOARD	EDR Digital Archive	
DEPT OF JUSTICE ATTORNEY GENERAL	EDR Digital Archive	
INSURANCE CALIFORNIA DEPT	EDR Digital Archive	
INSURANCE CALIFORNIA DEPT	EDR Digital Archive	
INSURANCE CALIFORNIA DEPT	EDR Digital Archive	
INSURANCE CALIFORNIA DEPT	EDR Digital Archive	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SUPERIOR FOOD	Haines Company, Inc
	PRO TEM SNTR	Haines Company, Inc
	PERATA DON PRES	Haines Company, Inc
	SCHWRZNGGR	Haines Company, Inc
	CAUFORNIANS FOR	Haines Company, Inc
	COURT	Haines Company, Inc
	CASTSUPREME	Haines Company, Inc
	CA ST SENATE 10TH	Haines Company, Inc
	APPEAL CLERKS	Haines Company, Inc
	CA BEARFEDERAL	Haines Company, Inc.
	CREDIT UNION	Haines Company, Inc.
	CASTCTOF	Haines Company, Inc.
	APPEAL CLERICKS	Haines Company, Inc.
	CA STSENATE 11TH	Haines Company, Inc.
	CASTSUPREME	Haines Company, Inc.
	& FOOD SERVICE	Haines Company, Inc
	CAUFORNIANS FOR	Haines Company, Inc.
	SCHWRZNGGR	Haines Company, Inc.
	PERATADON PRES	Haines Company, Inc.
	PRO TEM SNTR	Haines Company, Inc.
	SUPERIORFOOD	Haines Company, Inc.
	SERVICE	Haines Company, Inc.
	SUPERIOR SNACKS	Haines Company, Inc.
	& FOOD SERVICE	Haines Company, Inc.
	CABEARFEDERAL	Haines Company, Inc
	CREDIT UNION	Haines Company, Inc
	CASTCTOF	Haines Company, Inc
1995	CALIFORNIA STATE OF GOVERNORS OFFICE	Pacific Bell
	Arcadia	Pacific Bell
1958	Langers Luggage & Leather Goods Co	Pacific Telephone
	Langers Luggage & Leather Goods Co	Pacific Telephone

308 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Parking Lot	Pacific Telephone
	Joes Auto Parks	Pacific Telephone

FINDINGS

S Spring St

310 S Spring St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	ALLIED AIRCRAFT SALES INC	EDR Digital Archive
	ALLIED AIRCRAFT SALES INC	EDR Digital Archive

311 S Spring St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DEPARTMENT HEALTH CARE SVCS	EDR Digital Archive
	DEPARTMENT HEALTH CARE SVCS	EDR Digital Archive
	DEPARTMENT HEALTH CARE SVCS	EDR Digital Archive
	DEPARTMENT HEALTH CARE SVCS	EDR Digital Archive
	DEPARTMENT HEALTH CARE SVCS	EDR Digital Archive
	LACITY EMPLOYEE ASSOCIATION	EDR Digital Archive
	DEPARTMENT HEALTH CARE SVCS	EDR Digital Archive
	LACITY EMPLOYEE ASSOCIATION	EDR Digital Archive
	DEPARTMENT HEALTH CARE SVCS	EDR Digital Archive
	DEPARTMENT HEALTH CARE SVCS	EDR Digital Archive
	DEPARTMENT HEALTH CARE SVCS	EDR Digital Archive
	DEPARTMENT HEALTH CARE SVCS	EDR Digital Archive
2010	HEALTH CARE SERVICES CAL DEPT	EDR Digital Archive
	LOS ANGELES CY EMPLOYEES ASSN	EDR Digital Archive
	LACITY EMPLOYEE ASSOCIATION	EDR Digital Archive
	311 S SPRNG ST A CAL LTD PRTNR	EDR Digital Archive
	STATEWIDE HEALTH PLANNING/ HEALTH CARE SERVICES CAL DEPT	EDR Digital Archive
	HEALTH CARE SERVICES CAL DEPT	EDR Digital Archive
	GENERAL IMMIGRATION SERVICE	EDR Digital Archive
	HEALTH CARE SERVICES CAL DEPT	EDR Digital Archive
	DEL RIO OLGA	EDR Digital Archive
	BAIL BOND SERVICES	EDR Digital Archive
	BRIGHTON INTERNATIONAL DEV	EDR Digital Archive
	KEYSTONE PRESS INCORPORATED	EDR Digital Archive
	LACITY EMPLOYEE ASSOCIATION	EDR Digital Archive
	LOS ANGELES CY EMPLOYEES ASSN	EDR Digital Archive
	311 S SPRNG ST A CAL LTD PRTNR	EDR Digital Archive
	STATEWIDE HEALTH PLANNING/ HEALTH CARE SERVICES CAL DEPT	EDR Digital Archive
	HEALTH CARE SERVICES CAL DEPT	EDR Digital Archive
	HEALTH CARE SERVICES CAL DEPT	EDR Digital Archive

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	GENERAL IMMIGRATION SERVICE	EDR Digital Archive
	HEALTH CARE SERVICES CAL DEPT	EDR Digital Archive
	HEALTH CARE SERVICES CAL DEPT	EDR Digital Archive
	DEL RIO OLGA	EDR Digital Archive
	BAIL BOND SERVICES	EDR Digital Archive
	BRIGHTON INTERNATIONAL DEV	EDR Digital Archive
	KEYSTONE PRESS INCORPORATED	EDR Digital Archive

S SPRING ST

311 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BRIGHTONINTL	Haines Company, Inc.
	DEVLP	Haines Company, Inc.
	BUNKERHILL EAST	Haines Company, Inc.
	LCFGROUP	Haines Company, Inc.
	BRIGHTONINTL	Haines Company, Inc
	DEVLP	Haines Company, Inc
	BUNKER HILL EAST	Haines Company, Inc
	LCF GROUP	Haines Company, Inc
1995	IMMIGRATION FILING & TRANSLATION SERVICE	Pacific Bell
1991	Matlock David L MD	Pacific Bell
	Matlock G	Pacific Bell
1985	LOVE LINE	Pacific Bell
	PEARL RUDOLPH ATTY	Pacific Bell
	TELE-HANDICAPPER	Pacific Bell
	TELESURF	Pacific Bell
	Lanzafame Philip F eany	Pacific Bell
	Lanzaro A	Pacific Bell
	Tele Handicapper	Pacific Bell
1980	LOS ANGELES COUNTY TRANSMISSION COMMISSION	Pacific Telephone
	PEARL RUDOLPH ATTY	Pacific Telephone
	Los Angeles County Transportation Commission	Pacific Telephone
1976	BOYLE JAMES J & CO	Pacific Telephone
	Bunker Hill East Office Building	Pacific Telephone
	Castillo Martin G atty	Pacific Telephone
	Contarino Alfred V atty	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Cooper Bernard atty	Pacific Telephone
	Donquixote Resturant	Pacific Telephone
	Dorando Joey bail bonds	Pacific Telephone
	Dorn Carl H atty	Pacific Telephone
	Dreyfuss Associates Inc	Pacific Telephone
	Dreyfuss Associates Inc	Pacific Telephone
	Dreyfuss N	Pacific Telephone
	Dreyfuss Norman atty	Pacific Telephone
	Endman James D atty	Pacific Telephone
	Ferm Robt M Rubin & Ferm attys	Pacific Telephone
	Geragos Paul J atty	Pacific Telephone
	Institute For Tax Administration	Pacific Telephone
	Lanzafame Philip F atty	Pacific Telephone
	Lewis Evan W atty	Pacific Telephone
	Los Angeles County Engineers Federal Credit Union	Pacific Telephone
	Main Office	Pacific Telephone
	Marshall John atty	Pacific Telephone
	MONTOYA RUDY BAIL BONDS	Pacific Telephone
	Natl Foam System Inc	Pacific Telephone
	Pearl Rudolph atty	Pacific Telephone
	Property Tax Management Ltd	Pacific Telephone
	Rubin & Ferm attys	Pacific Telephone
	Rubin Marshall L Rubin & Ferm attys	Pacific Telephone
	Sperber Lawrence J atty	Pacific Telephone
	Teacher Corps Recruitment Center	Pacific Telephone
	Western Teacher Corps Recruitment Center	Pacific Telephone
	Whitehead Frank H Jr atty	Pacific Telephone
1975	PEARL RUDOLPH ATTY	Pacific Telephone
1958	Credit Union Los Angeles Water & Power Employees Collections	Pacific Telephone
	Secured Loans	Pacific Telephone
	Credit Union Los Angeles Water & Power Employees Collections	Pacific Telephone

313 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Glass Closet The	Pacific Telephone
1958	B & M Sandwich Grill	Pacific Telephone

FINDINGS

314 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Rays Coffee Shoppe	Pacific Telephone
	Pauls Auto Parks	Pacific Telephone

315 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Lynn Gerald O Dr optmtrst	Pacific Telephone

317 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Irons Stamp & Coin Co	Pacific Telephone
1958	Holtz Louis J Eureka Rubber Stamp Co	Pacific Telephone
	Eureka Rubber Stamp Co	Pacific Telephone

318 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Adams Edw B Adams & Mc Kee Land Co	Pacific Telephone
	Adams & Mc Kee Land Co	Pacific Telephone

319 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Weinstein Joe Hollywood Fancy Feather & Novelty Co	Pacific Telephone
	Hollywood Fancy Feather & Novelty Co	Pacific Telephone

320 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Sedgley Wirt furn brkr	Pacific Telephone

321 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Europa Grocery Co	Pacific Telephone
1958	Europa Grocery Co	Pacific Telephone

322 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Kendrick Hotel	Pacific Telephone
	Toguchi Thos	Pacific Telephone

FINDINGS

323 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Harris Leather Co	Pacific Telephone

324 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Tzolov Stefan	Pacific Telephone
	U N Co travl bur	Pacific Telephone
	Tzolov Stefan	Pacific Telephone
	U N Employment Agcy	Pacific Telephone

325 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Royal Printing Co	Pacific Telephone
	Royal Printing Co	Pacific Telephone

326 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Hotel Victoria	Pacific Telephone
	Victoria Hotel	Pacific Telephone

328 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Allied Auto Parks	Pacific Telephone
1958	Willard Hotel	Pacific Telephone
	Shinzato Frank	Pacific Telephone

330 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Holly Hotel	Pacific Telephone
	Sowers Jean L	Pacific Telephone

331 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	ROCCA LEWIS	Pacific Telephone

332 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Pioneer Dairy Lunch	Pacific Telephone

FINDINGS

S Spring St

333 S Spring St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	WISH COME TRUE LLC	EDR Digital Archive
	OH TERIYAKI BURGER	EDR Digital Archive
	D DOT S APPREAL	EDR Digital Archive
	WELLS FARGO BANK NATIONAL ASSN	EDR Digital Archive
	AP PARKING SERVICES INC	EDR Digital Archive
	GREAT STEAK & POTATO	EDR Digital Archive
	DTLAVETS	EDR Digital Archive
	LOS ANGELES CITY OF	EDR Digital Archive
	DOWNTOWN LA VTRNR SRVCS INC	EDR Digital Archive
	CLEANERS DEPOT	EDR Digital Archive
	FORMAL AFFAIR ENTERPRISES INC	EDR Digital Archive
	WELLS FARGO & COMPANY	EDR Digital Archive
	WELLS FARGO BANK NATIONAL ASSN	EDR Digital Archive
	BROADWAY SPRING CENTER	EDR Digital Archive
	DS FINE APPAREL INC	EDR Digital Archive
	PRIMOS EXPRESSO AMERICANA	EDR Digital Archive
	MCEACHEN OXSTEIN ENTRMT LLC	EDR Digital Archive
	OXSTEIN DESIGN LABS LLC	EDR Digital Archive
	WISH COME TRUE LLC	EDR Digital Archive
	AP PARKING SERVICES INC	EDR Digital Archive
	OH TERIYAKI BURGER	EDR Digital Archive
	WELLS FARGO BANK NATIONAL ASSN	EDR Digital Archive
	D DOT S APPREAL	EDR Digital Archive
	CLEANERS DEPOT	EDR Digital Archive
	FORMAL AFFAIR ENTERPRISES INC	EDR Digital Archive
	MCEACHEN OXSTEIN ENTRMT LLC	EDR Digital Archive
	OXSTEIN DESIGN LABS LLC	EDR Digital Archive
	GREAT STEAK & POTATO	EDR Digital Archive
	DTLAVETS	EDR Digital Archive
	LOS ANGELES CITY OF	EDR Digital Archive
	DOWNTOWN LA VTRNR SRVCS INC	EDR Digital Archive
	WELLS FARGO & COMPANY	EDR Digital Archive
	WELLS FARGO BANK NATIONAL ASSN	EDR Digital Archive
	BROADWAY SPRING CENTER	EDR Digital Archive
	DS FINE APPAREL INC	EDR Digital Archive

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	PRIMOS EXPRESSO AMERICANA	EDR Digital Archive
2010	PRIMOS EXPRESSO AMERICANA	EDR Digital Archive
	SYSTEM PROPERTY DEV CO INC	EDR Digital Archive
	DAVITIAN ROBERT POGOS	EDR Digital Archive
	POLENPOLLEN INC	EDR Digital Archive
	SAMURAI SANS SURF CITY	EDR Digital Archive
	MINGUITAS BRIDAL SHOP	EDR Digital Archive
	WELLS FARGO BANK NATIONAL ASSN	EDR Digital Archive
	LOS ANGELES CITY OF	EDR Digital Archive
	EVEREST PANORAMAS LLC	EDR Digital Archive
	MCEACHEN OXSTEIN ENTRMT LLC	EDR Digital Archive
	FORMAL AFFAIR ENTERPRISES INC	EDR Digital Archive
	DS FINE APPAREL INC	EDR Digital Archive
	GREAT STEAK PLUS PATATO COM	EDR Digital Archive
	D DOT S APPREAL	EDR Digital Archive
	CHANG NAM HOON	EDR Digital Archive
	KALBI GO GO	EDR Digital Archive
	BROADWAY SPRING CENTER	EDR Digital Archive
	EVEREST PANORAMAS LLC	EDR Digital Archive
	MCEACHEN OXSTEIN ENTRMT LLC	EDR Digital Archive
	PRIMOS EXPRESSO AMERICANA	EDR Digital Archive
	SYSTEM PROPERTY DEV CO INC	EDR Digital Archive
	DAVITIAN ROBERT POGOS	EDR Digital Archive
	POLENPOLLEN INC	EDR Digital Archive
	SAMURAI SANS SURF CITY	EDR Digital Archive
	MINGUITAS BRIDAL SHOP	EDR Digital Archive
	WELLS FARGO BANK NATIONAL ASSN	EDR Digital Archive
	FORMAL AFFAIR ENTERPRISES INC	EDR Digital Archive
	LOS ANGELES CITY OF	EDR Digital Archive
	BROADWAY SPRING CENTER	EDR Digital Archive
	DS FINE APPAREL INC	EDR Digital Archive
	GREAT STEAK PLUS PATATO COM	EDR Digital Archive
	D DOT S APPREAL	EDR Digital Archive
	CHANG NAM HOON	EDR Digital Archive
	KALBI GO GO	EDR Digital Archive

FINDINGS

S SPRING ST

333 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CUBACENTRALNO	Haines Company, Inc.
	BROADWAY SPRING	Haines Company, Inc.
	MINGUITAS BRIDAL	Haines Company, Inc.
	PRIMOEXPRESSO	Haines Company, Inc.
	AMERICANA	Haines Company, Inc.
	WELLSFRG	Haines Company, Inc.
	BROADWAY SPRING	Haines Company, Inc.
	CUBA CENTRAL NO 2	Haines Company, Inc.
	DURANSANDOR	Haines Company, Inc.
	MINGUITAS BRIDAL	Haines Company, Inc.
	PRIMOS EXPRESSO	Haines Company, Inc.
	AMERICANA	Haines Company, Inc.
	WELLS FRGO	Haines Company, Inc.
	DURANSANDOR	Haines Company, Inc.

334 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Stationery Exch	Pacific Telephone
	Envelope Printers	Pacific Telephone

346 S SPRING ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Lawrence Armando Rome	Pacific Telephone
	Williams Sign Serv	Pacific Telephone
	ROMO ARMANDO LAWRENCE notaries pub	Pacific Telephone

SPRING ST S

300 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Langer Meyer Langers Luggage Shop	Pacific Telephone & Telegraph Co.

304 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Harrys Restaurant Kosher Style Delicatessen	Pacific Telephone & Telegraph Co.

FINDINGS

311 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Washington Bldg	Pacific Telephone & Telegraph Co.
	Delavan G E Jr atty	Pacific Telephone & Telegraph Co.
	Consolidated Mortgage Co	Pacific Telephone & Telegraph Co.
	Austin W E Snell Austin & Co	Pacific Telephone & Telegraph Co.
	S Sprng	Pacific Telephone & Telegraph Co.
	Pearlson Albert atty	Pacific Telephone & Telegraph Co.
	Osterman Walter W atty	Pacific Telephone & Telegraph Co.
	Brady E L atty	Pacific Telephone & Telegraph Co.
	S Sprng Westrn Claim Adjusters	Pacific Telephone & Telegraph Co.
	Katzev Mose atty	Pacific Telephone & Telegraph Co.

313 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng B & M Sandwich Grill	Pacific Telephone & Telegraph Co.

314 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Leslies Sandwich Shop	Pacific Telephone & Telegraph Co.

315 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Columbia Stationers & Printers	Pacific Telephone & Telegraph Co.
	S Sprng Sheppard C E Co	Pacific Telephone & Telegraph Co.
	S Sprng Hauser A C mfrs agt	Pacific Telephone & Telegraph Co.

317 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Markwell Linotyping & Printng Co	Pacific Telephone & Telegraph Co.
	S Sprng H & H Card Co	Pacific Telephone & Telegraph Co.
	S Sprng Eureka Rubber Stamp Co	Pacific Telephone & Telegraph Co.

318 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Adams Edw B Adams & McKee Land Co	Pacific Telephone & Telegraph Co.
	S Sprng Adams & McKee Land Co	Pacific Telephone & Telegraph Co.

319 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Oneida Bldg	Pacific Telephone & Telegraph Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Raykoff Philip C womens sportswr	Pacific Telephone & Telegraph Co.
	Stevens Calif Joy womens sportswr	Pacific Telephone & Telegraph Co.
	Hatch Ralph R uniforms	Pacific Telephone & Telegraph Co.
	Hollywd Fancy Feather & Novelty Co	Pacific Telephone & Telegraph Co.
	Weinstein Joe Hollywd Fancy Feather & Novelty Co	Pacific Telephone & Telegraph Co.

320 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Sutter H E ofc equip	Pacific Telephone & Telegraph Co.
	Sutter H E furn refinshng	Pacific Telephone & Telegraph Co.
	Sedgley Wirt furn brkr	Pacific Telephone & Telegraph Co.
	S Sprng	Pacific Telephone & Telegraph Co.

321 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Europa Grocery Co	Pacific Telephone & Telegraph Co.

322 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Kendrick Hotel	Pacific Telephone & Telegraph Co.

323 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Harris Leather Co	Pacific Telephone & Telegraph Co.
	S Sprng Harris Leather Co	Pacific Telephone & Telegraph Co.

324 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Envelope Printrs	Pacific Telephone & Telegraph Co.
	S Sprng Stationery Exch	Pacific Telephone & Telegraph Co.

326 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Hotel Victoria	Pacific Telephone & Telegraph Co.
	S Sprng	Pacific Telephone & Telegraph Co.
	Victoria Hotel	Pacific Telephone & Telegraph Co.
	S Sprng Three Twenty Six Cafe	Pacific Telephone & Telegraph Co.

FINDINGS

328 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng	Pacific Telephone & Telegraph Co.
	S Sprng Plowden Doug law books	Pacific Telephone & Telegraph Co.
	S Sprng Plowden Doug	Pacific Telephone & Telegraph Co.
	Younis Selma r	Pacific Telephone & Telegraph Co.
	S Sprng Doug Plowden book dlrs	Pacific Telephone & Telegraph Co.

330 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Yost Leather Co	Pacific Telephone & Telegraph Co.
	S Sprng Yost Leather Co	Pacific Telephone & Telegraph Co.
	S Sprng Holly Hotel	Pacific Telephone & Telegraph Co.

332 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Pioneer Dairy Lunch	Pacific Telephone & Telegraph Co.

334 SPRING ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	S Sprng Stationery & Office Supply Co	Pacific Telephone & Telegraph Co.

W 3RD

101 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	PETE S GRANDBURGER	Pacific Bell
1986	PETE S GRANDBURGER	Pacific Bell
1981	PETE S GRANDBURGER	Pacific Telephone
1929	WISEMAN John J cook r	Los Angeles Directory Co.

102 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	BONANZA SHOES	Pacific Telephone
1971	Mundo Travel	Pacific Telephone
	Internatl Domestic Agcy	Pacific Telephone
1962	Envelope Printers	Pacific Telephone
	Stationery Exch	Pacific Telephone

FINDINGS

103 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	ROSEN REALTY CORP	Pacific Bell
1981	ROSEN REALTY CORP	Pacific Telephone
	ROSEN INVESTMENT CO	Pacific Telephone
1971	Rosen Realty Corp	Pacific Telephone
	Rosen Investment Co	Pacific Telephone
1962	Rosen Inv Co	Pacific Telephone
1942	HAHN Saml J Sadie watch repr	Los Angeles Directory Co.
1937	HAHN Saml J Sadie jlwr	Los Angeles Directory Co.
1933	HAHN Saml J Sadie jwlr	Los Angeles Directory Co.
1929	Inkman Wm Minnie hat clnr	Los Angeles Directory Co.
1924	Hahn Saml J Jeweler	Los Angeles Directory Co.
	KRAMER Solomon hat clnr	Los Angeles Directory Co.

105 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	EL 7 MARES	Pacific Bell
1986	EL 7 MARES	Pacific Bell
1981	EL POTOSINO RESTRNT	Pacific Telephone
1971	Campodonico Miguel	Pacific Telephone
	Lindas Restaurant	Pacific Telephone
1942	Inkman Wm Minnie clo clnr	Los Angeles Directory Co.
1937	METROPOLITAN HATTERS Wm Inkman Clothing and Hat Cleaners	Los Angeles Directory Co.
1933	Inkman Wm Minnie hat clnr	Los Angeles Directory Co.

106 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	ALCALAY & ASSOC MNGMNT CONSLTNTS	Pacific Telephone
	ANN MARILYN OF CALIF INC	Pacific Telephone
	BELL STUDIO	Pacific Telephone
	COTTON EXCH BUILDING	Pacific Telephone
	GAMA & DELTA SEWNG CONTR	Pacific Telephone
	IVY FASHIONS	Pacific Telephone
	MERCEDES SEWING SCHOOL	Pacific Telephone
	SANDEES FASHIONS	Pacific Telephone
	TERY S	Pacific Telephone
	VOGUE TUCKING & STITCHING	Pacific Telephone
	WENDY S FASHIONS	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	YEE FASHIONS SEWNG	Pacific Telephone
	ZIMMERMANN HENRY P ZIMMERMANN S ART BOOK BINDERY	Pacific Telephone
	ZIMMERMANN S ART BOOK BINDERY	Pacific Telephone
1971	ACME CUTTING SERVICE	Pacific Telephone
	Alcalay & Assoc mngmnt constnts	Pacific Telephone
	ANN MARILYN OF California chldrns wr	Pacific Telephone
	BELL STUDIO	Pacific Telephone
	CHAVEZ BAIL BONDS	Pacific Telephone
	Cotton Exchange Building Corp	Pacific Telephone
	EILEENS SPORTSWEAR	Pacific Telephone
	Franke Edwin F Legal Aid Foundation Of L A	Pacific Telephone
	Central Ofc	Pacific Telephone
	Legal Aid Foundation Of LA	Pacific Telephone
	Marcelines Of California Inc	Pacific Telephone
	Martinez Emilina sewng contr	Pacific Telephone
	Mercys Mfg	Pacific Telephone
	Vogue Tucking & Stitching	Pacific Telephone
	ZIMMERMANN HENRY Zimmermanns Art Book Bindery	Pacific Telephone
	ZIMMERMANNNS ART BOOK BINDERY	Pacific Telephone
	1962	Advance Headwear
Ann Marilyn of California chldrns wear		Pacific Telephone
BELL STUDIO		Pacific Telephone
Bialer Morris U S Stitching & Embroidery Co		Pacific Telephone
Cotton Exchange Bldg		Pacific Telephone
Franke Edwin F Legal Aid Foundation of L A		Pacific Telephone
Golden State Tool Co		Pacific Telephone
Leather Import Co		Pacific Telephone
Legal Aid Foundation of L A		Pacific Telephone
Playboy Casuals		Pacific Telephone
Shallcross Company The mimerograph suppls		Pacific Telephone
U S Embroidery & Stitching Co		Pacific Telephone
U S Stitching & Embroidery Co		Pacific Telephone
WESTERN DISTRIBUTORS appls		Pacific Telephone
ZIMMERMANN HENRY P Zimmermanns Art Book Bindery		Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	ZIMMERMANN'S ART BOOK BINDERY	Pacific Telephone
1942	SCOTT M G & Co M G Scott L C Brown cotton dlrs	Los Angeles Directory Co.
	SKINNER Hunter R Willametta lawyer	Los Angeles Directory Co.
	Spier Richd M Eliz R cotton	Los Angeles Directory Co.
	Tanner Bert A Minnie E bkbndr	Los Angeles Directory Co.
	Vatcher Herbt J real est	Los Angeles Directory Co.
	Avey Clarence B jr traf mgr	Los Angeles Directory Co.
	Avey Hobart M traf mgr	Los Angeles Directory Co.
	BLACKWOOD Thos O cotton	Los Angeles Directory Co.
	Bonnell Harry L subscription agcy	Los Angeles Directory Co.
	BOYCE Floyd D Glyde soap products	Los Angeles Directory Co.
	CALIFORNIA Arizona Cotton Assn W C Holland sec	Los Angeles Directory Co.
	CALIFORNIA BONDED ADJUSTERS H C Dodd Bonded and Licensed by the State of California	Los Angeles Directory Co.
	COTTON Exchange Building	Los Angeles Directory Co.
	Demmert Otto Minna mfr agt	Los Angeles Directory Co.
	De Weese A L mgr Fredk Ray Adjustment Service	Los Angeles Directory Co.
	EDINGTON Claude B oil	Los Angeles Directory Co.
	FULLER FINANCE CO H C Dodd	Los Angeles Directory Co.
	Kelch Ohmer E cotton buyer	Los Angeles Directory Co.
	LEE Helen letter shop	Los Angeles Directory Co.
	LEGAL AID FOUNDATION OF LOS ANGELES E F Franks Chief Counsel C T Crook Sec Office Mgr Hours	Los Angeles Directory Co.
	LOS ANGELES Cotton Exchanges W C Holland sec treas	Los Angeles Directory Co.
	MEDICAL FINANCE CO H C Dodd	Los Angeles Directory Co.
	MURPHY & Buist Gordon Murphy N A Buist mfrs agts	Los Angeles Directory Co.
	NATIONAL Cotton Council of America J J Kline sec	Los Angeles Directory Co.
	Orna Plastics Co Max Rothschild mgr	Los Angeles Directory Co.
	OWEN Edw J counsel Legal Aid Foundation of L A lawyer	Los Angeles Directory Co.
	Proctor Geo A Margt labtry	Los Angeles Directory Co.
	Ray Frederick Adjustment Service A L De Weese mgr	Los Angeles Directory Co.
	Ripley Clarence L Anna lawyer	Los Angeles Directory Co.
	ROBINSON Geo A Martha stereopticons	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	SAMUELS Rube F Violet cotton broker	Los Angeles Directory Co.
	SAXTON Reginald H Irene mfrs agt	Los Angeles Directory Co.
	Schliephake Kurt Martha engrvr	Los Angeles Directory Co.
1937	AMERICAN CIRCULATION CO H L Bonnell Pres and Mgr Subscribe For Your Magazine Thru Your Home Town Dealer Special Club Prices for Two or More Magazines	Los Angeles Directory Co.
	ATKINSON Luther S Helen cotton	Los Angeles Directory Co.
	Avey H M Co C E Avey jr N O Greer traffic mgrs	Los Angeles Directory Co.
	Blackwood T C cotton	Los Angeles Directory Co.
	BRYANT Frank Stella A lawyer	Los Angeles Directory Co.
	Buist Norman A Corinna mfrs agt	Los Angeles Directory Co.
	CALIFORNIA Arizona Cotton Assn D P Lowry sec	Los Angeles Directory Co.
	DANIELS John S Marie Lawyer	Los Angeles Directory Co.
	Demmert Otto mfrs agt	Los Angeles Directory Co.
	DIXON E J Erna cotton	Los Angeles Directory Co.
	DODD Henry O with J S Daniels	Los Angeles Directory Co.
	EATON L T mfrs agt	Los Angeles Directory Co.
	EDWARDS John F Estelle bkbndr	Los Angeles Directory Co.
	FOREMAN & CLARK Loren O Foreman Pref Victor E Shaw V Pres Milton A Cryderman Sec Chas S Thomas Genl Mgr Mens Suits Overcoats Top Coats Formal Apparel and Hats	Los Angeles Directory Co.
	HODGES M L RESEARCH COMPANY M L Hodges Mgr Research for Lost Property	Los Angeles Directory Co.
	HUGHES WM M COLONEL Anna Western Regional Commander Volunteers of America	Los Angeles Directory Co.
	LEE Helen pub sten	Los Angeles Directory Co.
	LOS ANGELES Cotton Exchange D P Lowry sec	Los Angeles Directory Co.
	NOBLE Wm N Velma signs	Los Angeles Directory Co.
	Philippine Chamber of Commerce of Calif Inc P C de Vera sec	Los Angeles Directory Co.
	PROVOST & Parks Chas Provost W B Parks cotton	Los Angeles Directory Co.
	ROBINSON Geo A Martiha A stereopticons	Los Angeles Directory Co.
	SAMUELS Rube F Inc R F Samuels pres G M Wilce sec cotton	Los Angeles Directory Co.
	Saxton Reginald H Irene H mfrs agt	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	SCOTT Mellier G Ada B cotton	Los Angeles Directory Co.
	SIMPSON Walter J cotton	Los Angeles Directory Co.
	SMITH DOROTHY WYSOR MRS Genl Sec Travelers Aid Society of Los Angeles	Los Angeles Directory Co.
	Spies Chas mfrs agt	Los Angeles Directory Co.
	STEWART L H traffic bureau	Los Angeles Directory Co.
	TRAVELERS AID SOCIETY OF LOSANGELES Mrs Dorothy Wysor Smith Genl Sec	Los Angeles Directory Co.
	Vysekal W G Engineering Co R D Watson Arth Gravey	Los Angeles Directory Co.
	WEST T J Co Ltd W A West pres Howard Heavener sec	Los Angeles Directory Co.
	WHITE L Gordon Lula cotton	Los Angeles Directory Co.
	1933	AMERICAN CIRCULATION CO H L Bonnell Pres and Mgr Subscribe For Your Magazine Thru Your Home Town Dealer Special Club Prices for Two or More Magazines
BEAR State Plumbing Co H L Fox mgr plmbg contrs		Los Angeles Directory Co.
Blackwood Thos C cotton		Los Angeles Directory Co.
Boswell J G Co J G Boswell pres W O Boswell v pres R L Curtis v pres E L Reynolds sec F G Sherrill treas cotton		Los Angeles Directory Co.
BRYANT Frank F Stella lawyer		Los Angeles Directory Co.
BUCKHANTZ MORRIS Jeannette L A Cotton Co Cotton Broker		Los Angeles Directory Co.
Buist Norman A Corrinna mfrs agt		Los Angeles Directory Co.
CALIFORNIA Arizona Cotton Assn F A Stewart sec mgr		Los Angeles Directory Co.
Chicago Attica & Southern Ry W H Andrews genl agt		Los Angeles Directory Co.
COMMERCIAL Traffic Co H M Avey V C Conway traffic mgrs		Los Angeles Directory Co.
Cotton Exchange Building		Los Angeles Directory Co.
Demmert Otto mfrs agt		Los Angeles Directory Co.
DIXSON Elijah B Erna cotton broker		Los Angeles Directory Co.
EDDY RICHARD T Commerce Counsel Lawyer		Los Angeles Directory Co.
EDWARDS John P Estelle bkbndr		Los Angeles Directory Co.
Franklin Alan patent atty		Los Angeles Directory Co.
Gearing Harry Elsie L cons eng		Los Angeles Directory Co.
KANSAS Oklahoma & Gulf By W H Andrews genl agt		Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	L A Cotton Co Morris Buckhantz L E Saroff cotton	Los Angeles Directory Co.
	LOS ANGELES Cotton Exchange F A Stewart sec treas	Los Angeles Directory Co.
	Mauldin & Co C L Mauldin pres J W Hester sec cotton dlrs	Los Angeles Directory Co.
	MIDLAND Valley Railroad W H Andrews Paul genl agt	Los Angeles Directory Co.
	Minneapolis Northfield & Southern By W H Andrews genl agt	Los Angeles Directory Co.
	MONROVIA Cotton Mills C L Mauldin pres treas T M Perkins v pres R E Hoffman sec mfrs cotton gds	Los Angeles Directory Co.
	Nuway Process Co Ltd bakers machy	Los Angeles Directory Co.
	Oklahoma City Ada Atoka Ry Co W H Andrews genl agt	Los Angeles Directory Co.
	PACIFIC Stereopticon Co G A Robinson mgr lantern slides	Los Angeles Directory Co.
	PARK W Co O O Diehl mgr cotton	Los Angeles Directory Co.
	Quanah Acme & Pacific Ry W H Andrews genl agt	Los Angeles Directory Co.
	ROBINSON Geo A Martha E stereopticon	Los Angeles Directory Co.
	SAMUELS Robe T Violet cotton	Los Angeles Directory Co.
	SCOTT M G & Co Mellier G Scott cotton	Los Angeles Directory Co.
	SHAW E A & Co C Chas Provost rep cotton	Los Angeles Directory Co.
	SIMPSON Walter J cotton broker	Los Angeles Directory Co.
	SPIES Chas mfrs agt	Los Angeles Directory Co.
	STEWART Le Roy B trafic mgr	Los Angeles Directory Co.
	Volunteers of America Home for the Aged office	Los Angeles Directory Co.
	WATTS Cath A Mrs pub sten	Los Angeles Directory Co.
	WEST T J Co Ltd T J West pres C L West v pres W A West sec cotton brokers	Los Angeles Directory Co.
	WHITE L Gordon Lulu L cotton	Los Angeles Directory Co.
	Wormell Walter R ins broker	Los Angeles Directory Co.
Zimmerman Alderson Carr Co mdse brokers	Los Angeles Directory Co.	
1929	Anderson Clayton & Co A H Lamberth mgr cotton	Los Angeles Directory Co.
	Atkinson L S & Co L S Atkinson cotton dlrs	Los Angeles Directory Co.
	Avonsohn Theo Marrie mfrs agt	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	BOND ELECTRIC CORPORATION L E Read Mgr Yale Flashlights Dry Cell Flashlight and Radio Batteries	Los Angeles Directory Co.
	Boswell Jas G Co J G Boswell pres R L Curtis sectreas cotton	Los Angeles Directory Co.
	BRYANT Frank G Stella lawyer	Los Angeles Directory Co.
	Buist Norman A Corinna mfrs agt	Los Angeles Directory Co.
	Bulley S M & Son L G White mgr cotton dealers	Los Angeles Directory Co.
	CALIFORNIA Arizona Cotton Assn J A Wolley sec	Los Angeles Directory Co.
	CALIFORNIA Arizona New Mexico Cotton Assn Chas Provost sec	Los Angeles Directory Co.
	CALIFORNIA Electrogists C J Geisbuch sec	Los Angeles Directory Co.
	CALIFORNIA Electricral Bureau G M Rankin sec	Los Angeles Directory Co.
	CAMPBELL Archie M Berenice collections	Los Angeles Directory Co.
	COLLINS J W mfrs agt	Los Angeles Directory Co.
	COMMERCIAL Traffic Co H M Avey mgr Cotton Exchange Building	Los Angeles Directory Co. Los Angeles Directory Co.
	CREDIT Systems & Finance Co R R Adams mgr	Los Angeles Directory Co.
	CREDITORS COLLECTION BUREAU INC Richard R Adams Pres L R J Brown Sec and Treas Collections Wholesale and Bankruptcy Adjustments	Los Angeles Directory Co.
	DAVIDSON Frank Sadie plmbr	Los Angeles Directory Co.
	DAVIS Ashton W Olga M office	Los Angeles Directory Co.
	Demmert Otto Mfrs agt	Los Angeles Directory Co.
	EDWARDS John F Estelle bkbndr	Los Angeles Directory Co.
	Franklin Alan lawyer	Los Angeles Directory Co.
	Gearing Harry Elsie L cons eng	Los Angeles Directory Co.
	GOLDSMITH S Edgar Stella M mfrs agt	Los Angeles Directory Co.
	GROSS Harry dress mfr	Los Angeles Directory Co.
	HOWARD & Grigsby J F Howard C B Grigsby cotton buyers	Los Angeles Directory Co.
	KANSAS Oklahoma & Gulf Railroad W H Andrews genl agt	Los Angeles Directory Co.
	LEHMAN Sidney K Eliz elec supp	Los Angeles Directory Co.
	LOS ANGELES Cotton Exchange J A Woolley sec	Los Angeles Directory Co.
	Mc FADDEN Geo H & Bros Agency R M Blankenbeckler res mgr cotton dlrs	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Mc GREGOR John A pub acct	Los Angeles Directory Co.
	Minneapolis Northfield & Southern Railroad W H Andrews gen agt	Los Angeles Directory Co.
	PACIFIC Cigar Sales Co H B Otis P G Whitney adv novelties	Los Angeles Directory Co.
	PACIFIC STEREOPTICON CO G A Robinson Mgr Slide Makers Stereopticons and Supplies	Los Angeles Directory Co.
	Pere Marquette Railroad W H Andrews gen agt	Los Angeles Directory Co.
	Alexandria Biltmore and Hayward Hotels Mercantile Arcade	Los Angeles Directory Co.
	POSTAL TELEGRAPH CABLE CORP Chas A Holzer Mgr	Los Angeles Directory Co.
	SCOTT Mellier G Ada cotton dir	Los Angeles Directory Co.
	Shallcross Co C W Shallcross mgr office supp	Los Angeles Directory Co.
	SIMPSON Walter J cotton buyer	Los Angeles Directory Co.
	STEWART Wm H mfrs agt	Los Angeles Directory Co.
	STEWART & Jones L H Stewart F A Jones traffic bureaus	Los Angeles Directory Co.
	Volunteers of America	Los Angeles Directory Co.
	WATTS Cath A pub sten	Los Angeles Directory Co.
1924	Griswold Ernest L sporting goods mfr	Los Angeles Directory Co.
	Gross Harry garment mfr	Los Angeles Directory Co.
	HARRISON Cloak & Suit Co Max P Harrison	Los Angeles Directory Co.
	HILLS Hardy real est	Los Angeles Directory Co.
	Ideal Dress Mfg Co Philip and Frances Saks	Los Angeles Directory Co.
	KANSAS Oklahoma & Gulf Ry W H Andrews agt	Los Angeles Directory Co.
	KENT Fred W chemist	Los Angeles Directory Co.
	Kenyon Albt T broker	Los Angeles Directory Co.
	KOHL D diamond ctr	Los Angeles Directory Co.
	Kuvalsky Adam tailor	Los Angeles Directory Co.
	Lane Mill & Machinery Co G M Land mgr	Los Angeles Directory Co.
	Larrimore Fred M real est	Los Angeles Directory Co.
	LEHMAN S K Co S K Lehman elect supplies	Los Angeles Directory Co.
	LEONARD C Clarkson publr agt	Los Angeles Directory Co.
	Liddell & Purcell Mary E Liddell Frank Purcell tailors	Los Angeles Directory Co.
	Mc FADDEN Geo H & Bros Agency cotton	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Mc KENZIE Gay W office supplies	Los Angeles Directory Co.
	MARTIN Leslie F real est	Los Angeles Directory Co.
	Masac Howard X Ray apparatus	Los Angeles Directory Co.
	MASONIC Periodicals Corp Benj F Bledsoe pres	Los Angeles Directory Co.
	Minnesota Northfield & Southern Ry W H Andrews agt	Los Angeles Directory Co.
	Mulqueen Leo F archt	Los Angeles Directory Co.
	Ostendorf Fred collr	Los Angeles Directory Co.
	PACIFIC Steropticon Co G A Robinson mgr	Los Angeles Directory Co.
	PARIS Millinery Mfg Co Harry Klein Woolf Councus	Los Angeles Directory Co.
	PEARSON Robt D patent atty	Los Angeles Directory Co.
	Pere Marquette Ry W H Andrews agt	Los Angeles Directory Co.
	PHILLIPS Chas T Co C T Phillips Arthur Kempston cons eng	Los Angeles Directory Co.
	READ Louis E mfrs agts	Los Angeles Directory Co.
	Rieger Julius C real est	Los Angeles Directory Co.
	ROBERTS Building	Los Angeles Directory Co.
	Rosecrans Carl F oil	Los Angeles Directory Co.
	Rosenblatt & Pietrkowsky Isador Rosenblatt Morris Pietrkowsky tailors	Los Angeles Directory Co.
	SCOTT Mellier G cotton	Los Angeles Directory Co.
	SIERRA Electric Co Inc H H Van Luven presmgr	Los Angeles Directory Co.
	STEWART Arthur H contr	Los Angeles Directory Co.
	Stodghill Wm M ins	Los Angeles Directory Co.
	TAYLOR HORACE N Civil Engineer U S Mineral Surveyor	Los Angeles Directory Co.
	Voorhees Collection & Adjustment Service J I Voorhees gen mgr	Los Angeles Directory Co.
	Waddington Albt plaiting	Los Angeles Directory Co.
	WATTS Mitschler pub steno	Los Angeles Directory Co.
	WHITE Harry B printer	Los Angeles Directory Co.
	WHITE & Wainwright C H White C C Wainwright phys	Los Angeles Directory Co.
	WOOLLEY J Albt cotton	Los Angeles Directory Co.
	AMERICAN Ice Machine Co W H Griffith v pres mgr	Los Angeles Directory Co.
	ARMSTRONG Harry J cotton	Los Angeles Directory Co.
	Art Carryall & Novelty Mfg Co G C Vander Zee	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	BOSWELL Jas G cotton	Los Angeles Directory Co.
	BRYANT Frank atty	Los Angeles Directory Co.
	Byard Robt billiards	Los Angeles Directory Co.
	CALIFORNIA Electrical Co Operative Campaign F N Smith mgr adv	Los Angeles Directory Co.
	Carbic Mfg Co C J Nyquist mgr welding	Los Angeles Directory Co.
	CASE Printing Co A B and C J Case	Los Angeles Directory Co.
	Celluloid Specialties Inc C W Ordway pres	Los Angeles Directory Co.
	CHRISTIAN Wm L mfrs agt	Los Angeles Directory Co.
	DAVIDSON Frank heating contr	Los Angeles Directory Co.
	DAVIS Reynold R office	Los Angeles Directory Co.
	Demmert Otto mfrs agt	Los Angeles Directory Co.
	EDWARDS John F bkbnr	Los Angeles Directory Co.
	Emerson Jesse M loans	Los Angeles Directory Co.
	Frost Sidney adv	Los Angeles Directory Co.
	Gearing Harry cons eng	Los Angeles Directory Co.
	Geller & Rosow Jacob Geller Benj Rosow garment mfrs	Los Angeles Directory Co.

109 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	ZAPATERIA GUTIERREZ	Pacific Bell
1986	ZAPATERIA GUTIERREZ	Pacific Bell
1981	LA FE SHOE REPR	Pacific Telephone
1971	Helenas Coiffures	Pacific Telephone
	Helenas Coiffures	Pacific Telephone
1942	Kyles Arvin shoe shiner	Los Angeles Directory Co.
	COHEN Frank Rose barber	Los Angeles Directory Co.
1937	PEREZ Pedro F restr	Los Angeles Directory Co.
	COHEN Frank Bose barber	Los Angeles Directory Co.
1933	WARREN Oscar W shoe shiner	Los Angeles Directory Co.
	COHEN Frank Rose barber	Los Angeles Directory Co.
1929	Juarez Pedro Maria restr	Los Angeles Directory Co.
	Hasson Morris Eliz shoe shiner	Los Angeles Directory Co.
	COHEN Frank Rose barber	Los Angeles Directory Co.
1924	ROBERTS Wm L rest	Los Angeles Directory Co.

110 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	CASA ROJAS	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Las Americas	Pacific Telephone
1962	Las Americas	Pacific Telephone
1937	Shallcross Co C W Shallcross mgr typewriter supp	Los Angeles Directory Co.
1933	Shallcross Co C W Shallcross mgr paper inks and ribbons	Los Angeles Directory Co.
1924	Nassie Juda bootblk	Los Angeles Directory Co.

111 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	JIMMY BELL STUDIO	Pacific Bell
1986	JIMMY BELL STUDIO	Pacific Bell
1981	PRUDENT SALES CO	Pacific Telephone
1971	Prudent Sales Co	Pacific Telephone
1937	SANDERS Carl A jan Mrs Frances Dubcher	Los Angeles Directory Co.
	Globe Dairy Lunch Co G A Barracloungh office	Los Angeles Directory Co.
1929	SOUTHERN Engraving & Colortype Co B S Lemmon pres mgr	Los Angeles Directory Co.
	Rohabacker Frances Mrs dancing academy	Los Angeles Directory Co.
1924	Stieler Wm painter r	Los Angeles Directory Co.
	SOUTHERN ENGRAVING & COLORTPE CO Theo C Lenton Prwe B S Lemmon Sec	Los Angeles Directory Co.
	Hasson Isaac bootblk	Los Angeles Directory Co.
	Abramson & Keltz Louis Abramson Louis Keltz barbers	Los Angeles Directory Co.
	Baccus Wendel L artist	Los Angeles Directory Co.

112 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	MOLINA GUILLERMO TAX CONSULTANT	Pacific Telephone
1971	Molina Employment Agcy	Pacific Telephone
	Molina Guillermon	Pacific Telephone
1942	ROSEN Sol Ruth printer	Los Angeles Directory Co.
1937	Rosen Sol Ruth printer	Los Angeles Directory Co.

114 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	WESTWIDE MAPS CO	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	CLUTE WALKER S	Pacific Telephone
1971	WESTWIDE MAPS CO	Pacific Telephone
	SOUTHERN California BLUE PRINT CO	Pacific Telephone
1962	WESTWIDE MAPS CO	Pacific Telephone
1942	SOUTHERN CALIFORNIA BLUE PRINT CO Fred A Willis Prop Offset Printing Photostat Copying Maps and Mape Mounting Drafting Drawing Materials	Los Angeles Directory Co.
1937	SOUTHERN CALIFORNIA BLUE PRINT CO Fred A Willis Prop Rotaprinting Photo stat Copying Maps and Map Mounting Drafting Drawing Materials and Artist Supplies	Los Angeles Directory Co.
1933	SOUTHERN CALIFORNIA BLUE PRINT CO Fred A Willis Prop Rotaprinting Photostat Copying Maps and Map Mounting Drafting Drawing Materials and Artists Supplies	Los Angeles Directory Co.
1929	Newland Leslie J Josephine leather gds	Los Angeles Directory Co.
	SOUTHERN CALIFORNIA BLUE PRINT CO Fred A Willis Prop Photostat Copying Map Mounting Drafting Drawing Materials and Artists Supplies	Los Angeles Directory Co.

115 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	PARAISO RESTAURANT	Pacific Bell
1986	PARAISO RESTAURANT	Pacific Bell
1981	PARAISO RESTAURANT	Pacific Telephone
1971	Paraiso Restaurant	Pacific Telephone
1933	HARRIS Harry barbers supps	Los Angeles Directory Co.
1924	Fond Oscar mens furngs	Los Angeles Directory Co.
	KAUFMAN Isadore tailor	Los Angeles Directory Co.

188 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	BILL S JACKET SHOP	Pacific Telephone

201 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	CONTINENTAL HAIR DESIGN	Pacific Bell

203 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	ROSEN INVESTMENT CO	Pacific Bell

FINDINGS

207 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	BRIDAL CASTLE	Pacific Bell

209 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	CHANG HYON SOOK	Pacific Bell

216 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	TUXEDO TOWN	Pacific Bell
1986	TUXEDO TOWN	Pacific Bell
1981	TUXEDO TOWN	Pacific Telephone
1971	Bradbury Luggage Shop & Handbag Hospital	Pacific Telephone
1942	Electric Lighting Supply Co Babara Baker	Los Angeles Directory Co.
1937	ELECTRIC Lighting Supply Co Barbara Baker	Los Angeles Directory Co.
1933	CHRISTIAN Fred W jr radio eng	Los Angeles Directory Co.
	ELECTRIC LIGHTING SUPPLY CO Calvin F Baker Electrical Supplies and Radio Apparatus and Supplies	Los Angeles Directory Co.
	Mauh Earl F elec eng Elec Lighting Supp Co	Los Angeles Directory Co.
1929	ELECTRIC LIGHTING SUPPLY CO Calvin F Baker Electrical Supplies and Radio Apparatus and Supplies	Los Angeles Directory Co.
1924	ELECTRIC LIGHTING SUPPLY Co C F Baker Electrical Suplies	Los Angeles Directory Co.

218 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	CASA DE NOVIAS	Pacific Bell
1986	CASA DE NOVIAS	Pacific Bell
1981	CASA DE NOVIAS	Pacific Telephone
1942	COAST Printing Co Alf Wachtin mgr	Los Angeles Directory Co.
1937	HELLER Hyman Rose printer	Los Angeles Directory Co.
	JOHNSON Philip clk	Los Angeles Directory Co.
1933	Berlin Bernard Anna restr	Los Angeles Directory Co.
1929	SOUTHERN Creamery Lunch Alex Russell Clement Grande	Los Angeles Directory Co.
1924	SOUTHERN Dairy Lunch Wm Wigginton E T Nichols	Los Angeles Directory Co.
	Mc Call Wm J rest	Los Angeles Directory Co.

FINDINGS

219 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	MONICAS BRIDAL	Pacific Telephone
	MONICAS BRIDAL SHOP	Pacific Telephone
1971	Rebeccas Bride & Groom	Pacific Telephone
	Rebeccas Photo	Pacific Telephone
1937	Premium Dept	Los Angeles Directory Co.
1933	SEGAL Eva Mrs mens furngs	Los Angeles Directory Co.
1929	HEWSTON & CO Ernest W Hewston Advertising Agency Suite	Los Angeles Directory Co.
	Berick Jos Bessie barber	Los Angeles Directory Co.
	JORDAN Patk W shoe shiner	Los Angeles Directory Co.
1924	Mains Kathleen cigars	Los Angeles Directory Co.
	SMITH A M Co A M and M S Smith elec specialties	Los Angeles Directory Co.

220 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	CASA DE FORMAL WEAR	Pacific Bell
1981	GONZALEZ PEDRO	Pacific Telephone
1971	Romans Jewelers	Pacific Telephone
	Roman Thomas Romans Jewelers	Pacific Telephone

221 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	MOR CATALINA	Pacific Telephone
	SEGURA MARIA GUADALUPE	Pacific Telephone
	UTAH HOTEL	Pacific Telephone
1971	Utah Hotel	Pacific Telephone
1942	Pizarro Paul restr	Los Angeles Directory Co.
	Porte Philip P cook	Los Angeles Directory Co.
	Solomon Morris clk	Los Angeles Directory Co.
	DELMONTE Hotel	Los Angeles Directory Co.
	Pizarro Lucas restrwkr	Los Angeles Directory Co.
1937	Butcher Jas H restrwkr	Los Angeles Directory Co.
	Delmonte Hotel	Los Angeles Directory Co.
1933	AKERS Lee lab	Los Angeles Directory Co.
	Del Monte Hotel	Los Angeles Directory Co.
	Memerto C Ramos clk	Los Angeles Directory Co.
1929	BRADY Philip T clk	Los Angeles Directory Co.
	FAY Wm auto merh	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	JOHNSON Theo plstr	Los Angeles Directory Co.
	KING Chas solr	Los Angeles Directory Co.
	Ladis Geo D cook r	Los Angeles Directory Co.
	Mc KAY Danl waiter	Los Angeles Directory Co.
	Mc Mahon Frank waiter	Los Angeles Directory Co.
	Mc PHIE Robt plstr	Los Angeles Directory Co.
	PETERSON Gus pntr	Los Angeles Directory Co.
	ROBERTSON R S drftsmn r	Los Angeles Directory Co.
	ROBERTSON Roy S Whsemn Pac Mfg Co r	Los Angeles Directory Co.
	RUSH Thos ins agt r	Los Angeles Directory Co.
	Silvester Geo lab r	Los Angeles Directory Co.
	STOKES Jas chemist r	Los Angeles Directory Co.
	Tabanera Delfin emp Smith Emery Co r	Los Angeles Directory Co.
	VICK Wm W lab r	Los Angeles Directory Co.
	WARD J F r	Los Angeles Directory Co.
1924	ADAMS Harry r	Los Angeles Directory Co.
	Barnhart Chas A atty	Los Angeles Directory Co.
	BROWN Enos carp r	Los Angeles Directory Co.
	BURT Chas plastr r	Los Angeles Directory Co.
	Del Monte Hotel	Los Angeles Directory Co.
	ELLIS Benj r	Los Angeles Directory Co.
	Etherton Clyde H cond r	Los Angeles Directory Co.
	HUNTER Wm E carpetlyr r	Los Angeles Directory Co.
	JOHNSON Theo plastr r	Los Angeles Directory Co.
	JONES John cook r	Los Angeles Directory Co.
	Mc MAHAN Frank r	Los Angeles Directory Co.
	Roundtree Wiley A car bldr r	Los Angeles Directory Co.
	Schrieber Chas r	Los Angeles Directory Co.
	SMITH Madge r	Los Angeles Directory Co.
	SPAULDING Maurice porter r	Los Angeles Directory Co.
WEINER O W eng r	Los Angeles Directory Co.	

222 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	HOUSE OF BRIDES NO 3	Pacific Bell
1986	JOYERIA BROADWAY	Pacific Bell
1981	JOYERIA BROADWAY	Pacific Telephone
1971	Metropolitan Barber Shop	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Millsap Edgar M Pearl barber	Los Angeles Directory Co.
	WEISS Israel J cigars	Los Angeles Directory Co.
1937	Cox Albt shoe shiner	Los Angeles Directory Co.
	Jager Bernard cigars	Los Angeles Directory Co.
	MILLER Geo W Lula barber	Los Angeles Directory Co.
1933	Crone Pasquale shoe shiner	Los Angeles Directory Co.
	Gersco Harry J cigars	Los Angeles Directory Co.
	MILLER & Beadle G W Miller G A Beadle barbers	Los Angeles Directory Co.
1929	LINCOLN Pelham W Eliz cigars	Los Angeles Directory Co.
	Metropolitan Barber Shop Isaac Reed mgr	Los Angeles Directory Co.
1924	Carrone Patk bootblk	Los Angeles Directory Co.
	Kosterman & Smith G H Kosterman W C Smith cigars	Los Angeles Directory Co.
	WATERS Richd H barber	Los Angeles Directory Co.

223 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	MARQUEZ TUXEDO & BRIDAL SHOP	Pacific Telephone
1971	YOLANDAS FLOWER & BRIDAL SHOP	Pacific Telephone
1962	House of Bridal	Pacific Telephone
	House of Bridal Tuxedo Rentals	Pacific Telephone
1937	SRenco Fred E Golda stamps	Los Angeles Directory Co.
1933	AGFA ANSCO CORPORATION E M St Claire Mgr Wholesale Photographic Supplies and Equipment	Los Angeles Directory Co.
1929	Giroux Roland J photo sup	Los Angeles Directory Co.
1924	SWANSON V E mgr H T Gregg r	Los Angeles Directory Co.
	MURPHY Frank J soft drinks	Los Angeles Directory Co.

224 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	ALICIA S BRIDAL	Pacific Bell
	ALICIA S FLOWERS	Pacific Bell
1986	ALICIA S BRIDAL	Pacific Bell
	ALICIA S FLOWERS	Pacific Bell
1981	ALICIAS FLOWERS	Pacific Telephone
1971	Marthas Flower Shop	Pacific Telephone
1962	Bills Used Clothes Shop	Pacific Telephone
	ROSS GRINDING & CUTLERY SERV	Pacific Telephone
1942	NEWMAN Wallace hat clnr	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	NEUMAN Mauric Mayme clo clnr	Los Angeles Directory Co.
1933	COHEN Wm Ida hat clnr	Los Angeles Directory Co.
1929	COHEN Wm J Ida batter and clo cmr	Los Angeles Directory Co.

225 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	JACARANDAS RESTAURANT	Pacific Telephone
1971	Jacarandas Restaurant	Pacific Telephone
1962	Eduardos Studio of Photography	Pacific Telephone
1942	MILLER Fred D Drusilla barber	Los Angeles Directory Co.
1937	Palladino Saml A stamps and coins	Los Angeles Directory Co.
	MILLER Fred D Drusella barber	Los Angeles Directory Co.
1929	Metersky Nathan Daisy jwlr	Los Angeles Directory Co.
	Abramson Harry Ida restr	Los Angeles Directory Co.
	Malin Jas P Pearl optometrist	Los Angeles Directory Co.
1924	RICE Jas F phys	Los Angeles Directory Co.
	Berick Jos barber	Los Angeles Directory Co.
	Blumkin Frank J jeweler	Los Angeles Directory Co.
	HOLMES John bootblk	Los Angeles Directory Co.

229 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	ALMA PAREDES	Pacific Bell
	PAREDES ALMA & COMPANY	Pacific Bell
1986	ALMA PAREDES	Pacific Bell
	PAREDES ALMA & COMPANY	Pacific Bell
1981	ALMA PAREDES	Pacific Telephone
	PARADES ALMA	Pacific Telephone
1971	Alma Paredes	Pacific Telephone
	PAREDES ALMA	Pacific Telephone
1962	Jellinecks Employment Agency	Pacific Telephone
1942	SALAZAR Frank Rosa shoe shiner	Los Angeles Directory Co.
	Kwallwasser Saml Clara liquors	Los Angeles Directory Co.
1937	Salazar Frank shoe shiner	Los Angeles Directory Co.
	BEAR Liquor & Wine Co Saul Miller mgr	Los Angeles Directory Co.
1933	SALAZAR Frank shoe shiner	Los Angeles Directory Co.
	LEAVY Nathan J Jennie Acme Supply Co and mult syrups	Los Angeles Directory Co.
1929	Volante Louis shoe shiner	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	ACME Supply Co bottlers supplies	Los Angeles Directory Co.
	LEAVY Nathan J Jennie bottlers supp	Los Angeles Directory Co.

231 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	LA AZTECA JEWELRY	Pacific Bell
1981	LA AZTECA JEWELRY	Pacific Telephone
1971	La Azteca Jewelry	Pacific Telephone
1962	La Azteca Jewelry	Pacific Telephone
1942	Sprinz Harry dry gds	Los Angeles Directory Co.
1937	Margo Nell Dress Shop Marguerite Burgoyne Nell J Pfalger	Los Angeles Directory Co.
1933	ALVAREZ Peter restrwkr	Los Angeles Directory Co.
1929	Moder Chas A Rose shoes	Los Angeles Directory Co.
1924	BLUM Ben shoes	Los Angeles Directory Co.

233 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	CAESAR CAFE NO 3	Pacific Bell
1986	CAESAR CAFE NO 3	Pacific Bell
1981	CAESAR CAFE NO 3	Pacific Telephone
1971	Cosina Xilton	Pacific Telephone
1942	Third Street Lunch Room Fred Garcia Gabriel Herrera	Los Angeles Directory Co.
1933	Strier Isaac J Pauline restr	Los Angeles Directory Co.
1929	Rudy Edw P Gertrude restr	Los Angeles Directory Co.

235 W 3RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	ROSE CORSET SHOP THE	Pacific Bell
	THE ROSE CORSET SHOP	Pacific Bell
1986	ROSE CORSET SHOP THE	Pacific Bell
	THE ROSE CORSET SHOP	Pacific Bell
1981	THE ROSE CORSET SHOP	Pacific Telephone
	ROSE CORSET SHOP THE	Pacific Telephone
1971	Rose Corset Shop The	Pacific Telephone
	The Rose Corset Shop	Pacific Telephone
1962	Rose Corset Shop The	Pacific Telephone
	The Rose Corset Shop	Pacific Telephone
1942	Tamkin Cecelia Mrs womens sports wear	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	NEWMANN Max mens furngs	Los Angeles Directory Co.
1929	Joseph J Jack Pearl mens furngs	Los Angeles Directory Co.

W 3rd St

101 W 3rd St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MAIN DELI	EDR Digital Archive
	SHISH KABOB	EDR Digital Archive
	SHISH KABOB	EDR Digital Archive
	MAIN DELI	EDR Digital Archive
2010	MAIN DELI	EDR Digital Archive
	MAIN DELI	EDR Digital Archive

W 3RD ST

101 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	MAIN DELI	Haines Company, Inc
	MAIN DELI	Haines Company, Inc.
1976	Petes Grandburger	Pacific Telephone

102 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	A & B Cutlery	Pacific Telephone

103 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SOLDADO	Haines Company, Inc
	BOTANICAJUAN	Haines Company, Inc
	SOLDADO	Haines Company, Inc.
	BOTANICAJUAN	Haines Company, Inc.
1976	Rosen Realty Corp	Pacific Telephone
	Rosen Investment Co	Pacific Telephone
1967	Rosen Realty Corp	Pacific Telephone
	Rosen Invn Co	Pacific Telephone
1958	Rosen Inv Co	Pacific Telephone
	Guadalupes Cafe	Pacific Telephone

FINDINGS

104 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Cotton Exch Barber Shop	Pacific Telephone
1958	Cotton Exch Barber Shop	Pacific Telephone

W 3rd St

105 W 3rd St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	RICKY DS	EDR Digital Archive
	RICKY DS	EDR Digital Archive

W 3RD ST

105 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	TERIYAKI BOY	Haines Company, Inc
	TERIYAKI BOY	Haines Company, Inc.
1958	Shihadeh Gabriel La Mode Dress Shop	Pacific Telephone
	La Mode Dress Shop	Pacific Telephone
1924	NEW York Hat Stores Rappaport Bros props	Los Angeles Directory Co.

106 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Alcalay & Assoc mngmnt consltnts	Pacific Telephone
	ANN MARILYN OF CALIF chldrns wr	Pacific Telephone
	BELL STUDIO	Pacific Telephone
	CHAVEZ BAIL BONDS	Pacific Telephone
	Cotton Exch Building	Pacific Telephone
	DONA LO Los Angeles VOGUE	Pacific Telephone
	Granados Fashions	Pacific Telephone
	Marcelines Of Calif Inc	Pacific Telephone
	Mercys Mfg	Pacific Telephone
	Rubi Of Calif contr	Pacific Telephone
	Vogue Tucking & Stitching	Pacific Telephone
	Yee Fashions sewng	Pacific Telephone
	ZIMMERMANN HENRY P Zimmermanns Artesia Book Bindery	Pacific Telephone
	ZIMMERMANNNS ART BOOK BINDERY	Pacific Telephone
1967	ANN MARILYN OF California chldrns wear	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Fctry	Pacific Telephone
	BELL STUDIO	Pacific Telephone
	Bialer Morris U S Stitching & Embroidery Co	Pacific Telephone
	CHAVEZ BAIL BONDS	Pacific Telephone
	Cotton Exchange Bldg	Pacific Telephone
	Eileens Sportswear	Pacific Telephone
	Franke Edwin F Legal Aid Foundation of L A	Pacific Telephone
	Leather Import Co	Pacific Telephone
	Central Ofc	Pacific Telephone
	Legal Aid Foundation of L A	Pacific Telephone
	Marcelines of California Inc	Pacific Telephone
	Mayfair Embroidery	Pacific Telephone
	Sunset West Enterprises	Pacific Telephone
	United Sports Review	Pacific Telephone
	U S Embroidery & Stitching Co	Pacific Telephone
	U S Stitching & Embroidery Co	Pacific Telephone
	Velena Fur Creations of California	Pacific Telephone
	Vogue Tucking & Stitching	Pacific Telephone
	WESTERN DISTRIBUTORS appls	Pacific Telephone
	ZIMMERMANN HENRY P Zimmermanns Art Book Bindery	Pacific Telephone
	ZIMMERMANN'S ART BOOK BINDERY	Pacific Telephone
1958	Shallcross Company The mimeograph suppls	Pacific Telephone
	Leather Import Co	Pacific Telephone
	Sunshine Sportswear Co	Pacific Telephone
	U S Embroidery & Stitching Co	Pacific Telephone
	U S Stitching & Embroidery Co	Pacific Telephone
	Western Distributors	Pacific Telephone
	Zimmermanns Art Book Bindery	Pacific Telephone
	Advance Headwear	Pacific Telephone
	American Lady Div of California Foundations Inc girdles	Pacific Telephone
	Astor Auto Parks	Pacific Telephone
	Bell Studio	Pacific Telephone
	Bialer Morris U S Stitching & Embroidery Co	Pacific Telephone
	California Foundations Inc girdles	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Colonial Lady Div of California Foundations Inc petticoats	Pacific Telephone
	Cotton Exchange Bldg	Pacific Telephone
	Franke Edwin F Legal Aid Foundation of Los Angeles	Pacific Telephone
	Hub Art Bookbinding Co	Pacific Telephone
	Solomon Z	Pacific Telephone
1924	MASONIC DIGEST THE Masonic Periodicals Corporation Publishers	Los Angeles Directory Co.
	SOUTHERN CALIFORNIA BLUE PRINT CO Fred A Wills Prop Blue Printing Map Mounting Drafting Drawing Materials	Los Angeles Directory Co.

107 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	EL MORELIA RESTAURANT	Pacific Telephone
1967	Connies Cafe	Pacific Telephone
1958	Takemoto C Mrs	Pacific Telephone
1924	ANDERSON Axel T painter r	Los Angeles Directory Co.
	HOUSTON Wm R foremn r	Los Angeles Directory Co.
	HUFFMAN Nels miner r	Los Angeles Directory Co.
	Rubane Wm H foremn r	Los Angeles Directory Co.
	Ruvane Wm H foremn U P System r	Los Angeles Directory Co.

108 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Bills Jacket Shop	Pacific Telephone
1967	Lederman David Union Shoe Store	Pacific Telephone
	Union Shoe Store	Pacific Telephone

W 3rd St

109 W 3rd St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	IMMIGRATION SERVICES	EDR Digital Archive
	IMMIGRATION SERVICES	EDR Digital Archive
2010	IMMIGRATION SERVICES	EDR Digital Archive
	IMMIGRATION SERVICES	EDR Digital Archive

FINDINGS

W 3RD ST

109 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SERVICES	Haines Company, Inc
	IMMIGRATN	Haines Company, Inc
	SERVICES	Haines Company, Inc.
	IMMIGRATN	Haines Company, Inc.
1976	La Fe shoe repr	Pacific Telephone
1967	Elvias Beauty Salon	Pacific Telephone
	Elvias Beauty Salon	Pacific Telephone
1958	Gloria Cafe	Pacific Telephone

110 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Case Rojas	Pacific Telephone
1967	Las Americans	Pacific Telephone

111 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Prudent Sales Co	Pacific Telephone
1967	Prudent Sales Co	Pacific Telephone
1924	BARNES Thaddeus J mfrs agt	Los Angeles Directory Co.
	Tuthill F C clk r	Los Angeles Directory Co.

112 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Molina Employment Agcy	Pacific Telephone
1924	SCHIRESON BROS Jacob and N W Musical Instrument Manufacturers and Jobbers	Los Angeles Directory Co.

W 3rd St

113 W 3rd St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ROSALES HECTOR RICARDO	EDR Digital Archive
	ROSALES HECTOR RICARDO	EDR Digital Archive
2010	ROSALES HECTOR RICARDO	EDR Digital Archive
	ROSALES HECTOR RICARDO	EDR Digital Archive

FINDINGS

W 3RD ST

114 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	WESTWIDE MAPS CO	Pacific Telephone
	Southern Calif Blue Print Co	Pacific Telephone
	Clute Walker S geolgst	Pacific Telephone
1967	SOUTHERN California BLUE PRINT CO	Pacific Telephone
	WESTWIDE MAPS CO	Pacific Telephone
1958	WESTWIDE MAPS CO	Pacific Telephone
	SOUTHERN CALIF BLUE PRINT CO	Pacific Telephone
1924	DAVIS STATIONERY CO Joseph Davis Stationery and Office Supplies Orders Taken for Rubber Stamps Prices That Are Right	Los Angeles Directory Co.

W 3rd St

115 W 3rd St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	PARAISO RESTAURANT	EDR Digital Archive
	PARAISO RESTAURANT	EDR Digital Archive
2010	PARAISO RESTAURANT	EDR Digital Archive
	PARAISO RESTAURANT	EDR Digital Archive

W 3RD ST

115 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	PARAISO	Haines Company, Inc.
	RESTAURANT	Haines Company, Inc.
	PARAISO	Haines Company, Inc
	RESTAURANT	Haines Company, Inc
1976	Paraiso Restaurant	Pacific Telephone
1967	Paraiso Restaurant	Pacific Telephone

117 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Torch Cafe	Pacific Telephone

FINDINGS

122 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	ROSENTHAL Saml r	Los Angeles Directory Co.
	SILVER I & Co tailors	Los Angeles Directory Co.

126 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	ABBOTT O EDGAR CT REPRTR	Pacific Telephone
1958	Abbott Edgar ct reprtr	Pacific Telephone
	ABBOTT O EDGAR ct reprtr	Pacific Telephone
	Abbott O Edgar ct reprtr	Pacific Telephone
	Aetna Mines Corporation	Pacific Telephone
	Allen Arthur F	Pacific Telephone
	Andrews Willedd atty	Pacific Telephone
	Aragon F Carrasco MD	Pacific Telephone
	Bousquet Universal Serv Bousquet Universal Travel Serv	Pacific Telephone
	Bousquet Universal Travel Serv	Pacific Telephone
	Controller Tax Deeded Lands	Pacific Telephone
	Catholic Big Bros Inc	Pacific Telephone
	Du Bois E Ruth	Pacific Telephone
	Hahn Arthur N Dr	Pacific Telephone
	Harvey Ferol M	Pacific Telephone
	Jackson W A rl est	Pacific Telephone
	Minnick Vesta Pac Stenotype Reporting Co	Pacific Telephone
	Natl Title Bldg	Pacific Telephone
	NATL TITLE DIV	Pacific Telephone
	Pac Stenotype Reporting Co	Pacific Telephone
	St Joseph Magazine	Pacific Telephone
	Singeltary H L	Pacific Telephone
	Spanish Serv Bureau	Pacific Telephone
	Subscribers Serv Co	Pacific Telephone
	Tarr & Mc Comb	Pacific Telephone
	White Kay ct reprtr	Pacific Telephone
	Wight Kay ct reprtr	Pacific Telephone
1957	ABBOTT O EDGAR CT REPRTR	Pacific Telephone
1924	FOUNDATION COMPANY THE R L Holt Dist Mgr Contractors and Engineers	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	GRAFTON PUBLISHING CORPORATION Edward L Grafton Sec and Treas	Los Angeles Directory Co.
	LANKERSHIM BUILDING	Los Angeles Directory Co.
	REYNOLDS Frank L billiards	Los Angeles Directory Co.

128 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Costa Rica Jeweler watch repr	Pacific Telephone
1958	Winkler Jewelry & Appliance Co	Pacific Telephone

139 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Dinkins Amatrty	Pacific Telephone

145 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Napper Mollie A Mrs	Pacific Telephone

152 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Velmo Records Inc	Pacific Telephone

208 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Carrier Robt	Pacific Telephone

W 3rd St

210 W 3rd St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	EMILITAS BRIDAL GOWN	EDR Digital Archive
	EMILITAS BRIDAL GOWN	EDR Digital Archive

W 3RD ST

210 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Marthas Bridal Shop	Pacific Telephone
1958	Green & Roberts Inc appl dlrs	Pacific Telephone
1924	OTTO Steinen Supply Co	Los Angeles Directory Co.

FINDINGS

212 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	B & F Custom Pants mfrs	Pacific Telephone
	Bradford Theresa L	Pacific Telephone
	California Ballet Co mfg	Pacific Telephone
	California Leather Goods Mfg Co	Pacific Telephone
	Charleston Jean Help Employment Agcy	Pacific Telephone
	Cimmino Frank B & F Custom Pants mfrs	Pacific Telephone
	Cinema Sportswear Mfg Co	Pacific Telephone
	CURRIER BLDG	Pacific Telephone
	Forbcraft	Pacific Telephone
	Help Employment Agency	Pacific Telephone
	Help Employment Agency	Pacific Telephone
	Kaner Ben unfrms	Pacific Telephone
	Kolberg Wm J	Pacific Telephone
	Leather Workers Health & Welfare Fund	Pacific Telephone
	Marks A Marks Trimmings & Woolens	Pacific Telephone
	Marks Trimmings & Woolens	Pacific Telephone
	NOVELO SEAL & STENCIL CO	Pacific Telephone
	Rite Hat Co	Pacific Telephone
	Rochester Coat Makers	Pacific Telephone
	Superior Uniform Cap & Shirt Co	Pacific Telephone
	Standard Clothing Co	Pacific Telephone
	Rodriguez Maximo	Pacific Telephone
1966	ROCHESTER COAT MAKERS	Pacific Telephone
1965	ROCHESTER COAT MAKERS	Pacific Telephone
1964	ROCHESTER COAT MAKERS	Pacific Telephone
1958	Adriaan of California mens neckwr	Pacific Telephone
	Braukins Signs	Pacific Telephone
	California Leather Goods Mfg Co	Pacific Telephone
	Charleston Jean Help Employment Agcy	Pacific Telephone
	Deluxe Custom Pants Makers	Pacific Telephone
	DOUGHERTY & SMITH prntng	Pacific Telephone
	Forbcraft	Pacific Telephone
	Help Employment Agency	Pacific Telephone
	Help Employment Agency	Pacific Telephone
	Hollywood Bag & Novelty Co	Pacific Telephone
	Lapidus Leo mens neckwr	Pacific Telephone
	Olympic Tie Co	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Robert Neckwear	Pacific Telephone
	Salazar Armando tlr	Pacific Telephone
	Schenk Adrian Adriaan of California mens neckwr	Pacific Telephone
	Severance Charlie Help Employment Agcy	Pacific Telephone
	Silk Screen Reproduction Serv	Pacific Telephone
	Sir Neckwear	Pacific Telephone
	Staub Chas ofc	Pacific Telephone
	Superior Uniform Cap & Shirt Co	Pacific Telephone
1924	Losch Ina M artist	Los Angeles Directory Co.
	Zaro C C brklyr r	Los Angeles Directory Co.

213 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	YOLANDAS FLOWER & BRIDAL SHOP	Pacific Telephone

214 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Columbia Printers & Stationers	Pacific Telephone
	Columbia Stationers & Printers	Pacific Telephone
1958	Columbia Printers & Stationers	Pacific Telephone
	Columbia Stationers & Printers	Pacific Telephone

215 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	MANNINGS CAFETERIAS	Pacific Telephone

216 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Tuxedo Town	Pacific Telephone
1967	Verdugo Hacienda Home for the Elderly	Pacific Telephone
	Thrift Shops	Pacific Telephone
1958	Eduardos Studio of Photography	Pacific Telephone

217 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BARILEA Simeon	Haines Company, Inc
	YU Byung	Haines Company, Inc
	CHUN Choon Ja	Haines Company, Inc
	CHUNGBong Taek	Haines Company, Inc

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CIPRIANO Manuel A	Haines Company, Inc
	GUTIERREZ Hector M	Haines Company, Inc
	HAN Eun	Haines Company, Inc
	HAN Yong	Haines Company, Inc
	HONG Hoe	Haines Company, Inc
	JUNG WI	Haines Company, Inc
	KIM Hwa Sik	Haines Company, Inc
	KIM Man Sun	Haines Company, Inc
	KIM Soon Ja	Haines Company, Inc
	KIM Wal SII	Haines Company, Inc
	LEE Do Suck	Haines Company, Inc
	LEEJum Soon	Haines Company, Inc
	LEE Seung Man	Haines Company, Inc
	MELENDEZAntonla	Haines Company, Inc
	OH Byung Kook	Haines Company, Inc
	PARKChong	Haines Company, Inc
	PARK Hannah S	Haines Company, Inc
	PARK Yong Bin	Haines Company, Inc
	REYES Abel	Haines Company, Inc
	RIVAS Rafael	Haines Company, Inc
	ROMAN A 8fonzo	Haines Company, Inc
	RUANO Alicia	Haines Company, Inc
	STEEL PLAZA	Haines Company, Inc
	D YANG Johnny	Haines Company, Inc
	YANGJung Nye	Haines Company, Inc
	CHOI Myonghwa	Haines Company, Inc

W 3rd St

218 W 3rd St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	MORONO KIANG GALLERY	EDR Digital Archive
	MORONO KIANG GALLERY	EDR Digital Archive

W 3RD ST

218 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Anco Restaurant Inc	Pacific Telephone

FINDINGS

219 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Consolidated Bridal Shops	Pacific Telephone
1958	Volunteers of America of Los Angeles Stores and for Pick Up of Salvage Main Store	Pacific Telephone Pacific Telephone

220 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	MAS MANAGEMENT MAS MANAGEMENT	Haines Company, Inc Haines Company, Inc.
1976	Gonzalez Pedro	Pacific Telephone
1967	Romans Jewelers Roman Thomas Romans Jewelers	Pacific Telephone Pacific Telephone

221 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Sandoval Antonio G Segura Maria Guadalupe Utah Hotel	Pacific Telephone Pacific Telephone Pacific Telephone
1958	Del Monte Hotel Hotel Del Monte	Pacific Telephone Pacific Telephone
1954	COMMERCIAL RITY CO	R. L. Polk & Co.
1950	COMMERCIAL RTTY CO COMMERCIAL RTTY CO	Pacific Telephone Pacific Telephone
1924	Daugaard A firemn r FAY C S r FAY Wm auto mech r FLETCHER Frank carp r FORD Clarence r FOX Myrtle Mrs waiter r Lassiter Sadie A wid Virgil r Mc Phie Robt plastr r Miller Lavon Mrs Del Monte Hotel h Monahan M electr r ROWLAND Wm truck opr r SMALL Harold r Strand Carl O clk r WRIGHT Chas E pressmn r	Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	CAMERON John r	Los Angeles Directory Co.

222 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Casa De Flowers & Bridal Boutique	Pacific Telephone
1967	Metropolitan Barber Shop	Pacific Telephone

223 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	MARQUEZ TUXEDO & BRIDAL SHOP	Pacific Telephone

224 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Alicias Flowers	Pacific Telephone
1967	ROSS SHARPENING & CUTLERY SERV	Pacific Telephone
1958	Bills Used Clothes Shop	Pacific Telephone

225 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Jacarandas Restaurant	Pacific Telephone
1967	Motel Royal Viking	Pacific Telephone
	Jacarandas Restaurant	Pacific Telephone
1958	BIG FOUR EMPLOYMENT AGCY	Pacific Telephone

226 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Neuman Maurice	Pacific Telephone
	Bills Used Clothes Shop	Pacific Telephone

227 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Mitchell Lela O	Pacific Telephone
1924	Mc Henry W E r	Los Angeles Directory Co.
	Mc Millian T J r	Los Angeles Directory Co.
	Plaskett Harold W auto painter r	Los Angeles Directory Co.
	LONG Thos P cook r	Los Angeles Directory Co.
	ANDERSON Harry r	Los Angeles Directory Co.
	CRANE Herbert r	Los Angeles Directory Co.
	FISHER Homer r	Los Angeles Directory Co.
	GILBERT Frank r	Los Angeles Directory Co.

FINDINGS

229 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	PAREDES AL Malibu	Pacific Telephone
	Alma Paredes	Pacific Telephone
1967	Paredes Alma	Pacific Telephone
	Alma Paredes	Pacific Telephone
1962	JELLINECK S EMPLOYMENT AGCY	Pacific Telephone
1958	Jellinecks Employment Agency	Pacific Telephone
	JELLINECK S EMPLOYMENT AGCY	Pacific Telephone
1954	JELLINECK S EMPLOYMENT AGCY	R. L. Polk & Co.
1924	INTERNATIONAL Music Co Jack Van Grove v pres mgr	Los Angeles Directory Co.

230 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1950	DILLON HOTEL	Pacific Telephone
	DILLON HOTEL	Pacific Telephone

231 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BANNER PACKING	Haines Co., Inc.
	CRATING SERV	Haines Co., Inc.
	PACKING&CRTNG	Haines Co., Inc.
	A 1 BANNER	Haines Co., Inc.
	A 1 BANNER	Haines Co., Inc.
	PACKING&CRATING	Haines Co., Inc.
1976	La Azteca Jewelry	Pacific Telephone
1967	La Azteca Jewelry	Pacific Telephone
1958	Hoy Chung Arrbee Watch Co	Pacific Telephone
	ARRBEE WATCH CO	Pacific Telephone

W 3rd St

233 W 3rd St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	CAESARS RESTAURANT	EDR Digital Archive
	CAESARS RESTAURANT	EDR Digital Archive

FINDINGS

W 3RD ST

233 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	GLOBAL OPERATIONS INC	Pacific Telephone
1967	Paulas Restaurant	Pacific Telephone

235 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	The Rose Corset Shop	Pacific Telephone
	Rose Corset Shop The	Pacific Telephone
1967	The Rose Corset Shop	Pacific Telephone
	Rose Corset Shop The	Pacific Telephone
1958	Emilys Hosiery Shop	Pacific Telephone
1924	Hindin Jacob hats	Los Angeles Directory Co.

237 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	ARROW-RISCO INC	Pacific Bell
1980	ARROWAY LABS	Pacific Telephone
	Arrow Van & Storage Oxnard From The Following Exchanges Only MALIBU No Charge Ask Opr For Zenith 3505	Pacific Telephone
	Arrow Risco Inc	Pacific Telephone

254 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Leko Mike waiter r	Los Angeles Directory Co.

257 W 3RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	San Bernardino	Pacific Telephone
	CALIFORNIA STATE OF MOTOR VEHICLE DEPT	Pacific Telephone

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

<u>Address Researched</u>	<u>Address Not Identified in Research Source</u>
101 W 3RD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
101 W 3RD ST	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
101 W 3rd St	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
101 W 3rd St	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
102 W 3RD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
102 W 3RD ST	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
103 W 3RD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
103 W 3RD ST	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
104 W 3RD ST	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched

333 S Spring St

334 S SPRING ST

334 SPRING ST S

346 S SPRING ST

Address Not Identified in Research Source

2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched

129 3rd Street

Address Not Identified in Research Source

2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1965, 1964, 1963, 1961, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

Appendix I
Agency Documentation

All applications must be filled out by applicant

Ward

Applicant must indicate the Building Line or Lines clearly and distinctly on the Drawings.

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

Application is hereby made to the Chief Inspector of Buildings of the City of Los Angeles, for the approval of the detailed statement of the specifications and plans herewith submitted for the alteration, repair or demolition of the building herein described. All provisions of the Building Ordinances shall be complied with in the alteration, repair or demolition of said building, whether specified herein or not.

(Sign Here)

John H. Kenfield
SEP 4 - 1906

Los Angeles, Cal., SEP 5 - 1906 1906

6. LOCATION AND DESCRIPTION OF PRESENT BUILDING

CITY ASSESSOR: Please Verify

REMOVED TO

REMOVED FROM
Lot _____ Block _____ Ward _____
Tract _____
Book _____ Page _____ F. B. Page _____

REMOVED TO
Lot *A* Block _____ Ward _____
Tract _____
Property of J D Stinson
Part of Blk 3 08
Book *10* Page *7-6-14* F. B. Page *100*

13. CITY ENGINEER: Please Verify Street Number

From Street No. *250 S. Spring St* To Street No. *250 S. Spring St*

- Owner's name *Stinson*
- Owner's address *Stinsons Bldg*
- Architect's name *D. Morehouse & Johnson*
- Builder's name *D. Morehouse & Johnson*
- Builder's address *1110 E. 1st*
- Estimated cost of the Proposed Improvements, \$ *800.00*
for remodeling front
11 Plaster Glaze

Permit No. 6557

All applications must be filled out by applicant.

WARD 3

Applicant must indicate the Building Line or Lines clearly and distinctly on the drawings.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

Application is hereby made to the Chief Inspector of Buildings of the City of Los Angeles, for the approval of the detailed statement of the specifications herewith submitted for the alteration, repair or demolition of the building herein described. All provisions of the Building Ordinances shall be complied with in the alteration, repair or demolition of said building, whether specified or not.

(Sign here) Pursell Bus
Los Angeles, Cal., AUG 2-1909, 1909

CITY ASSESSOR: Please Verify

REMOVED FROM

REMOVED TO

Lot _____, Block _____ Lot _____, Block _____

Tract Property of J. D. Stevenson Tract _____

Lot-a
Book 16 Page 7 F. B. Page 102 Book _____ Page _____ F. B. Page _____

TAKE TO ROOM NO 6 FIRST FLOOR

CITY ENGINEER: Please Verify Street Number

TAKE TO ROOM NO. 34 THIRD FLOOR

From No. 250 + 252 S. Spring To No. _____

- Owner's name Lummingham - Guthrie & Welch Co
- Owner's address 252 S. Spring St
- Architect's name _____
- Builder's name Pursell Bus
- Builder's address 655 No. main St
- Entire cost of the Proposed Improvements, \$ 100.00
- Purpose of building _____
- Class of building B No. of rooms at present _____
- No. of stories in height 6 Size of building 120 x 120
- Size of addition X
- Material of foundation concrete Size Footing 30" Size of wall 24"
- Size of exterior studs X Interior studs 2 x 6 & 2 x 4
- Size of mud sills X Bearing studs X
- Size of first floor joist 3 x 14 Second floor joist 2 x 12
- State on following lines just what you want to do: _____

Build Bump Elevator - Basement to 2nd floor - ceil same up with T&S ceiling
Line same with Galvanize iron

Permit No. 4479 ✓

All applications must be filled out by applicant

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Installation of Plumbing, Sewer or
Cesspool, Gas Fitting and Old Gas Pipe Inspection

Clerk will stamp number here, as follows:
4.-If for Plumbing, Sewer or Cesspool.
5.-If for Gas Fitting or Inspection.
6.-If both for Plumbing, Sewer or Cesspool and Gas Fitting.

This form to be used only where there is no new erection, construction, alteration or repair being made to building, and where a building permit has not been issued.

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a permit to construct and install the work hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit.

First: That the permit does not grant any right or privilege to construct or install the work therein described or any portion thereof upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any of the work therein described or any portion thereof for any purpose that is or may be hereafter prohibited by Ordinance of the City of Los Angeles.

(USE INK OR INDELIBLE PENCIL)

Location by Street and Number where work herein described is proposed to be done

No. 123 Cr. 3 WILMINGTON Street
~~SAN PEDRO~~
WILMINGTON

1. Owner's Name Manuel Casilla

2. Contractor's Name R. H. E. Morris
(Plumber, Gas Fitter, Sewer or Cesspool Contractor)

3. Contractor's Address Wilmington

4. Specify number of Plumbing Fixtures to be installed 2

5. Specify if there is a Sewer or Cesspool to be constructed on the premises Sewer
(No cesspools allowed where there is a street sewer)

6. Specify number of Gas Outlets to be installed

7. Is it a new or old building?

8. If an old building, are there any alterations or repairs being made to same; and if so, what is your estimate of the cost of same?

I hereby certify that I have carefully examined and read the above application, that the same is true and correct and that the work herein described is to be done in accordance with all the provisions of the Building Ordinances of the City of Los Angeles, whether herein specified or not.

(Sign here) R. H. E. Morris
JAN 15 1914 H.T.
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>1255</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) Plan Examiner.	Application checked and found O. K. (Use Rubber Stamp) <u>JAN 15 1914 H.T.</u> Clerk.
		Stamp here when permit is received <u>JAN 17 1914</u> A. Big Dept.

MAILED JAN 17 1914 C.W.

75

All Applications must be filled out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

3

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED TO
<p>TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY</p>	<p>REMOVED FROM</p> <p>Lot.....Block.....</p> <p>Tract.....</p>
<p>TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY</p>	<p>REMOVED TO</p> <p>Lot.....Block.....</p> <p>Tract.....</p>
<p>Book.....Page.....F. B. Page.....</p>	<p>Book.....Page.....F. B. Page.....</p>
<p>From No.....Street.....</p>	<p>From No.....Street.....</p>
<p>To No. <u>129 W. 30 St</u> Street.....</p> <p style="text-align: center;">(USE INK OR INDELIBLE PENCIL)</p>	<p>To No. <u>129 W. 30 St</u> Street.....</p>

1. What purpose is the present Building now used for? Stores and Lgs Office
2. What purpose will Building be used for hereafter? Stores Lgs Office
3. Owner's name A. J. Stinson Estate Phone M. 970
4. Owner's address 217 Douglas Bldg
5. Architect's name..... Phone.....
6. Contractor's name F. J. Hall-Maitland Co Phone M. 1873
7. Contractor's address 229 Douglas Bldg
8. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sowers; Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$350.00
9. Class of present Building C No. of rooms at present.....
10. Number of stories in height 6 Size of present Building 100 x 120
11. State how many buildings are on this lot One
12. State purpose buildings on lot are used for Stores, Lgs Office
(Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Repair damage to glass plaster & caused by fire - to put back as before prior to structural changes.
Bullon Leds Plaster old window openings between rooms.

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER (Sign here) F. J. Hall-Maitland Co
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
<p>PERMIT NO. 27562</p>	<p>Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.</p> <p style="text-align: center;">Plan Examiner</p>	<p>Application checked and found O. K.</p> <p style="text-align: center;">Clerk</p> <p style="text-align: right;">Stamp here when permit is issued RECORDED AUG 14 1922 DEPT. OF BUILDINGS</p>

175

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 129 West 3rd St (House Number and Street)

New location of building } (House Number and Street)

Between what cross streets } Main & Spring Sts.

Approved by City Engineer. Deputy.

1. Purpose of PRESENT building Office Bldg Families..... Rooms..... (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving same Families..... Rooms.....

3. Owner (Print Name) Sec 1st Nat. Bank Phone.....

4. Owner's Address 6th & Spring

5. Certificated Architect None State License No..... Phone.....

6. Licensed Engineer D. S. Mcowan State License No..... Phone.....

7. Contractor J. S. Mcowan State License No. 3449 Phone Fi 8933

8. Contractor's Address 1855 West 12th St

9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 400.00

10. State how many buildings NOW on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building.....x.....Number of stories high.....Height to highest point.....

12. Class of building.....Material of existing walls.....Exterior framework..... (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Repair fire damage to interior # 531

Fill in Application on other Side and Sign Statement

(OVER)

PERMITTING. 25179 FOR DEPARTMENT USE ONLY Plans and Specifications checked Zone M-2 Fire District No. 1 Corrections verified Bldg. Line 200 Ft. Street Widening 200 Ft. Plans, Specifications and Applications rechecked and approved Application checked and approved by J. S. Mcowan Required Valuation included SPRINKLER Specified Yes-No Inspector J. C. Matt

3

APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

From Lot, To Lot, Tract, Present location of building, New location of building, Between what cross streets

USE INK OR INDELIBLE PENCIL. 1. Present use of building, 2. State how long building has been used for present occupancy, 3. Use of building AFTER alteration or moving, 4. Owner, 5. Owner's Address, 6. Certificated Architect, 7. Licensed Engineer, 8. Contractor, 9. Contractor's Address, 10. VALUATION OF PROPOSED WORK, 11. State how many buildings NOW on lot and give use of each, 12. Size of existing building, 13. Material Exterior Walls, 14. Describe briefly all proposed construction and work

NEW CONSTRUCTION. 15. Size of Addition, 16. Footing, Width, Depth in Ground, Width of Wall, Size of Floor Joists, 17. Size of Studs, Material of Floor, Size of Rafters, Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here, By

FOR DEPARTMENT USE ONLY. (1) CHECKING, (2) REINFORCED CONCRETE, (3) The building referred to in this Application will be more than 100 ft. from Street. Includes permit number 23561, date SEP 11 1946, and various inspection stamps.

1334

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT		BLK.	TRACT		DIST MAP 129-213	
2. BUILDING ADDRESS 127 West 3rd St.				APPROVED	ZONE M-3-4	
3. BETWEEN CROSS STREETS Spring AND Harlem Place				FIRE DIST I 80'/20'		
4. PRESENT USE OF BUILDING Tool Sharpening			NEW USE OF BUILDING Same		KEY Thru	
5. OWNER L. H. Quinn		PHONE WE 5-9157		COR. LOT		
6. OWNER'S ADDRESS 127 W. 3rd St.		P. O.	ZONE L.A. 13	REV. COR. LOT SIZE		
7. CERT ARCH		STATE LICENSE		PHONE		No Legal
8. LIC. ENGR		STATE LICENSE		PHONE		REAR ALLEY
9. CONTRACTOR Owner		STATE LICENSE		PHONE		SIDE ALLEY BLDG. LINE
10. CONTRACTOR'S ADDRESS		P.O.		ZONE		AFFIDAVITS
11. SIZE OF EXISTING BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		BLDG. AREA
12. MATERIAL EXT. WALLS:		<input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO	<input type="checkbox"/> METAL <input type="checkbox"/> BRICK	<input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> CONCRETE	ROOF CONST.	<input type="checkbox"/> WOOD <input type="checkbox"/> CONC.
					<input type="checkbox"/> STEEL <input type="checkbox"/> OTHER	ROOFING
						SPRINKLERS REQ'D. SPECIFIED
3 127 West 3rd St.					DISTRICT OFFICE L.A.	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 101.00						DWELL UNITS
14. SIZE OF ADDITION 3' x 5'		STORIES 2	HEIGHT	VALUATION APPROVED <i>[Signature]</i>		PARKING SPACES
15. NEW WORK: EXT. WALLS		ROOFING		APPLICATION CHECKED Nakao*		GUEST ROOMS
C. OF O. ISSUED				PLANS CHECKED		FILE WITH
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workman's compensation insurance.				CORRECTIONS VERIFIED		CONT. INSP
				PLANS APPROVED		No Grad
SIGNED <i>[Signature]</i>				APPLICATION APPROVED		INSPECTOR
This Form When Properly Validated is a Permit to Do the Work Described. <i>OK, to issue w/ Plans Approved 6-13-58</i>						
TYPE PROL SIGN	GROUP	MAX. OCC.	P.C. 02	S.P.C.	B.P. 2	I.F. C/O

VALIDATION

CASHIER'S USE ONLY

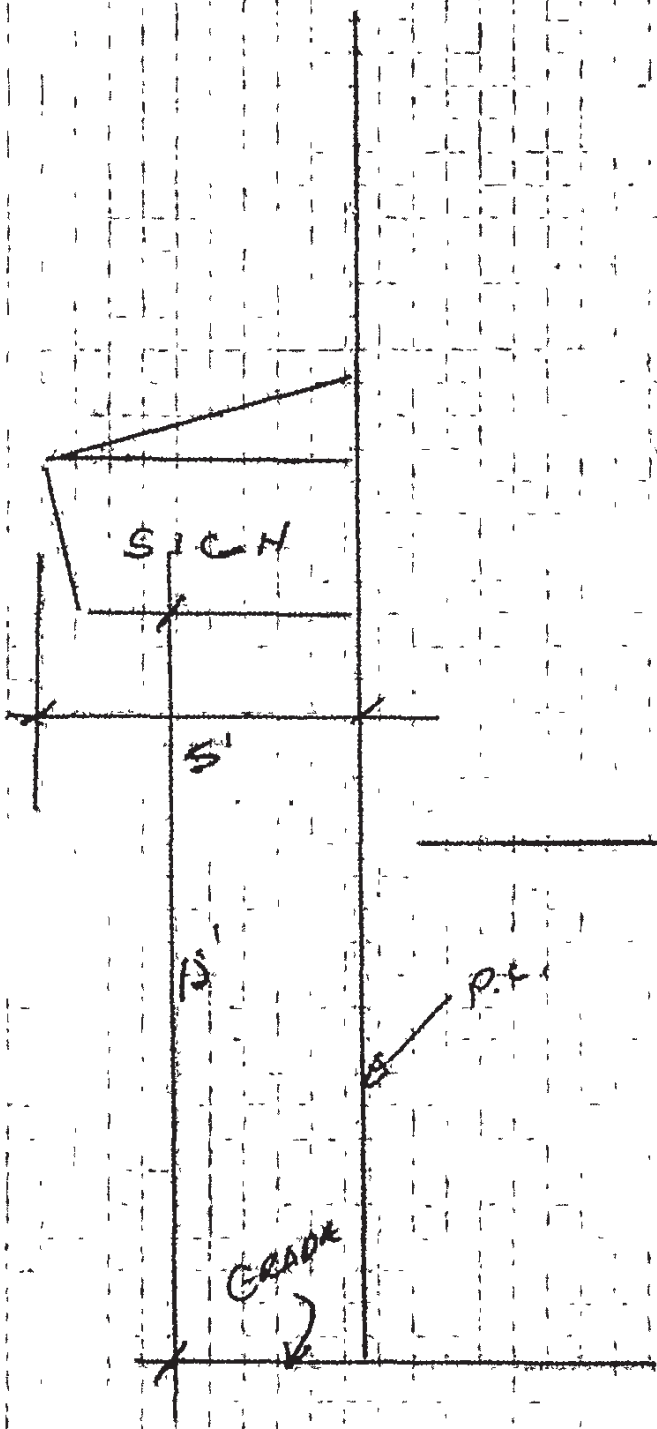
LA 3749

JUN-16-58

38077

C - 1 CS

2.00



INCOMBUSTIBLE SIGN
METAL 3/8" E. LESS
GALVANIZED

3RD ST.

OF THE CITY OF LOS ANGELES, CALIFORNIA

LA 1113

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT 6	BLK. -	TRACT <i>Marys Tract</i>	ADDRESS APPROVED <i>MHB</i>
2. BUILDING ADDRESS	121 W. 3rd St.			DIST. MAP 129-213
3. BETWEEN CROSS STREETS	<i>Verdugo Plac AND Los Angeles St</i>			ZONE M-2-4
4. PRESENT USE OF BUILDING	Printing Shop		NEW USE OF BUILDING Same	FIRE DIST 1/60'
5. OWNER'S NAME	Royal Printing		PHONE	INSIDE KEY
6. OWNER'S ADDRESS	Same		P.O. ZONE	COR. LOT
7. CERT. ARCH.	STATE LICENSE		PHONE	LOT SIZE
8. LIC. ENGR.	STATE LICENSE		PHONE	40 X 133.8
9. CONTRACTOR	A.A. Neon & Plastic		STATE LICENSE 117585	PHONE 92047
10. CONTRACTOR'S ADDRESS	61 E. Verdugo Ave.		P.O. Burbank	ZONE
11. SIZE OF EXISTING BLDG.	STORIES 3	HEIGHT 39'	NO. OF EXISTING BUILDINGS ON LOT AND USE 1- Shop, etc.	BLDG. AREA
3 121 W. 3rd St.				DISTRICT OFFICE L.A.
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input checked="" type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 300.00			VALUATION APPROVED
14. SIZE ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	AFFIDAVITS
1- 2' x 4', 16" x 7" - Proj. Sign.				
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS
Metal None Illum Proj. Sign.			CORRECTIONS VERIFIED	SPACES PARKING
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.			PLANS APPROVED	GUEST ROOMS
Signed <i>Helin Avery Aguel</i>			APPLICATION APPROVED	FILE WITH
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR <i>Daguerre</i>	CONT. INSP.

SEWER (Available) (Not Available)

CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	RC	S.P.C.	G.P.I.	B.R. 250	I.F.	O.S.	C/O
Proj.									

CASHIERS USE ONLY

FRUNY OR CK
LA17362
AUG--8-62 53757 B - 1 CK 2.50
LA17362

P.C. No. GRADING CRIT. SOIL CONS. X

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

\$462

1. LEGAL DESCR.	LOT A	BLK.	TRACT T.D. Stinson	ADDRESS APPROVED M.S.					
2. BUILDING ADDRESS	121-23-25-27 N. THIRD ST. 4 250-52-58 Spring St.			DIST. MAP 129-213					
3. BETWEEN CROSS STREETS	MAIN AND SPRING ST. AND Main St.			ZONE M-2-4					
4. PRESENT USE OF BUILDING	OFFICE			NEW USE OF BUILDING DEMO					
5. OWNER'S NAME	HOWARD M FOX & HARRY QUINN			PHONE BR 2-1231					
6. OWNER'S ADDRESS	810 N. WHITTIER DR. BEVERLY HILLS			INSIDE KEY COR. LOT THRU REV. COR. LOT SIZE 98' X 154'					
7. CERT. ARCH.	STATE LICENSE			PHONE					
8. LIC. ENGR.	STATE LICENSE			PHONE					
9. CONTRACTOR	H. T. PROCTER & SON			STATE LICENSE A 140515 PHONE TE 40134					
10. CONTRACTOR'S ADDRESS	929 E. PAC. CST. HY. WILMINGTON			PHONE					
11. SIZE OF EXISTING BLDG.	STORIES 6	HEIGHT 65 ft	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 OFFICE BLDG.	BLDG. AREA					
3 100 x 125				DISTRICT OFFICE L.A.					
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL					
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input checked="" type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 37,500			VALUATION APPROVED <i>Apodaca</i>					
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED <i>Apodaca</i>	AFFIDAVITS					
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS					
COMPLETE DEMO. S.C. # 13172			CORRECTIONS VERIFIED	SPACES PARKING					
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.			PLANS APPROVED	GUEST ROOMS					
Signed <i>Howard M Fox</i>			APPLICATION APPROVED <i>Apodaca</i>	FILE WITH					
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR	CONT. INSP.					
TYPE	GROUP	MAX. OCC.	P.C. /	S.P.C. /	G.P.I. /	B.P. 127.00	I.F. /	O.S.	C/O

SEWER (AVAILABLE) (INSTALL) 2-11-63 P. 100-1111 CRITICAL SOIL

CASHIER'S USE ONLY LA 30574

FEB-11-63 07337 B - 1 CK 127.00

P.C. No. GRADING CRIT. SOIL CONS.

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-1a

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Form with 11 numbered sections: 1. LEGAL DESCOR., LOT, BLK., TRACT; 2. JOB ADDRESS; 3. BETWEEN CROSS STREETS; 4. PURPOSE OF BUILDING; 5. OWNER'S NAME, PHONE; 6. OWNER'S ADDRESS, P.O. BOX, ZONE; 7. CERT. ARCH., STATE LICENSE NO., PHONE; 8. LIC. ENGR., STATE LICENSE NO., PHONE; 9. CONTRACTOR, STATE LICENSE NO., PHONE; 10. CONTRACTOR'S ADDRESS, P.O. BOX, ZONE; 11. SIZE OF NEW BLDG., STORIES, HEIGHT, NO. OF EXISTING BUILDINGS ON LOT AND USE, BLDG. AREA.

SEWER (Available) (Not Available)

Form with 12 numbered sections: 12. MATERIAL, EXT. WALLS, VALUATION; 13. VALUATION APPROVED, AFFIDAVITS, APPLICATION CHECKED, PLANS CHECKED, CORRECTIONS VERIFIED, PLANS APPROVED, APPLICATION APPROVED, INSPECTOR.

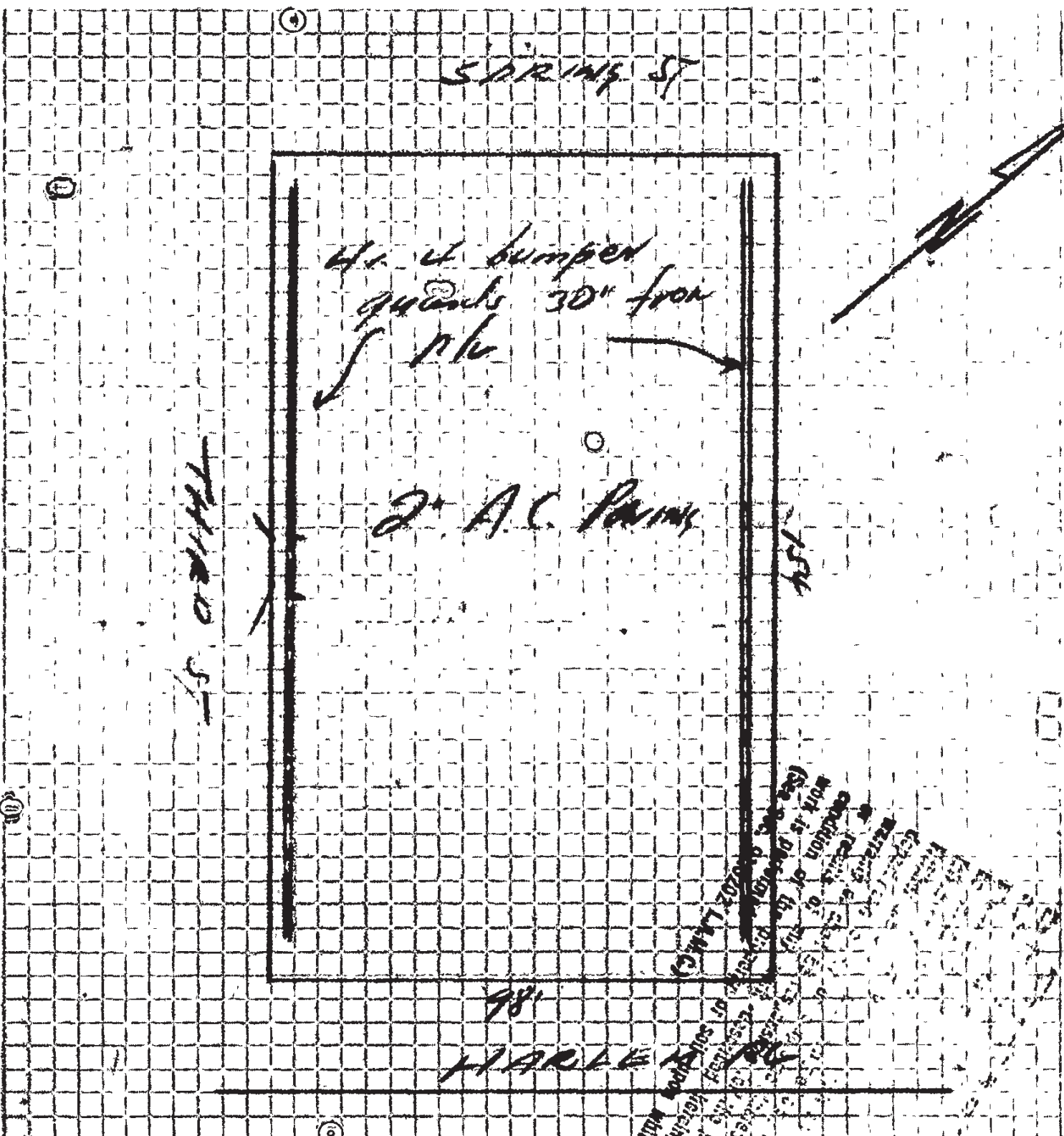
CRITICAL SOIL

Form with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O

CASHIER'S USE ONLY: SEP-17-63 47043 5 •47848 Z-1 CS 2.00 P.C. No. GRADING CRIT. SOIL CONS.

SCORE OF PERMIT

The work is an application for a permit, the issue of which is not an approval or a license... (See Sec. 91.0202 L.A.M.C.)



ON PLOT PLAN AND USE OF EACH

Department of Public Works
Division of Engineering
City of Los Angeles
Permit No. 154
Date of Issue: 1/15/54
City Engineer: [Signature]

Address of Building 121-31 West 3rd Street



CITY OF LOS ANGELES Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued 9-26-63 Permit No. and Year LA 47848-63

98'x154', Auto Parking Lot, Use of Land Only.

Owner Mr. W. Fox
Owner's Address 250-58 South Spring Street
Los Angeles, California

John A. R. Mendenhall

J. C. MONNING, Superintendent of Building—By A. R. MENDENHALL

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
	A		Property of T.D. Stimson	9	129-B-212
2. TYPE OF SIGN OR NEW WORK	99) LA STD Plan #140			<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL	CENSUS TRACT 2073.00 207
3. JOB ADDRESS	258 S. Spring St.				ZONE M2-4(2)
4. BETWEEN CROSS STREETS	2nd St. AND 3rd St.				FIRE DIST. One
5. OWNER'S NAME	Meyer Himes			PHONE 629-3263	LOT (TYPE) Cor/thru
6. OWNER'S ADDRESS	650 S. Spring St. #1211			CITY LA	LOT SIZE IRR
7. ARCHITECT OR ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY 20'tr
Milton Jeffs	12727	937-2323			BLDG. LINE
8. ARCHITECT OR ENGINEER ADDRESS	5057 W. Adams Blvd.			CITY LA	ZIP 90016
9. QUALIFIED INSTALLER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		PERMITS K1940
Claus Const.	388913	352929	937-2323		CRA
10. INSTALLER'S ADDRESS	Same as 8				Filled ord
11. SIZE OF EXISTING BUILDING	TYPE	STORIES	NO. OF EXISTING BUILDINGS ON LOT AND USE		HIGHWAY DEED.
6x12					Yes
12. SIZE OF SIGN	TOTAL COPY AREA	COVERALL HEIGHT	FROM GRADE	FROM ROOF	DIST. OFFICE
	72		15		LA
13. JOB ADDRESS	258 S. Spring St.			STREET GRADE	GRADING
				4'03"	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND PROPOSED SIGN	\$ 977				
15. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME	FRAME OF COPY	SURFACE OF SIGN		CONS.
	Steel	Steel	Steel		
16. TYPE OF SIGN OR NEW WORK	<input checked="" type="checkbox"/> SINGLE FACE <input type="checkbox"/> DOUBLE FACE <input type="checkbox"/> OTHER				ZONED BY Calabrese
Pole Flag mount					FREEWAY CLEARANCE
17. ILLUMINATION	<input checked="" type="checkbox"/> NONE <input type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL			<input type="checkbox"/> FLASHING <input type="checkbox"/> REVOLVING <input checked="" type="checkbox"/> OTHER	
18. NO. OF SIGNS OR GAS TUBE SYSTEMS	0	NO. OF ADDITIONAL BRANCH CIRCUITS	0	NO. OF CONTROL DEVICES	0
PERMIT FEES		FREEWAY CLEARANCE/PLANS CHECKED	FILED WITH		
SIGNS/G. T. SYSTEMS		CLEARED	X. B. DWIGGEL		
ADDITIONAL CIRCUITS		X.B.	X. B. DWIGGEL		TYPIST RG
ELECTRICAL SERVICE		DATE	4.18.83		B & SB-5 (R2.83)
CONTROL DEVICES		APPROVALS REQUIRED			
ISSUING FEE	17.80	Yes No			
BLDG. PERMIT	17.80	FREEWAY SURVEY <input type="checkbox"/>	15.13 B-PC		
P.C.	15.13	TRANS. DEPT. <input type="checkbox"/>	17.80 B-C1		
S.P.C.	EI	INSP. ACTIVITY BMI	.50 E.1.		
I.F.	O.S.S.	INSPECTOR	1.00 OSS		
DISTRICT OFFICE	S.O.S.	P.C. NO.	62141 0001		
LA			CASHIERS USE ONLY		
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN.			J2402 1 04/19/83 34.43 CHTD		

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 4-18-83 Lic. Class B1 Lic. No. 352929 Contractor's Signature [Signature]
 Contractor's Mailing Address _____

OWNER-BUILDER DECLARATION

20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).
 I am exempt under Sec. _____, B. & P. C. for this reason.
 Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. G.).
 Policy No. 05C20246CA Insurance Company AENIA (6-21-83)
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 4-18-83 Applicant's Signature [Signature]
 Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date _____ Applicant's Signature _____
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name _____
 Lender's Address _____

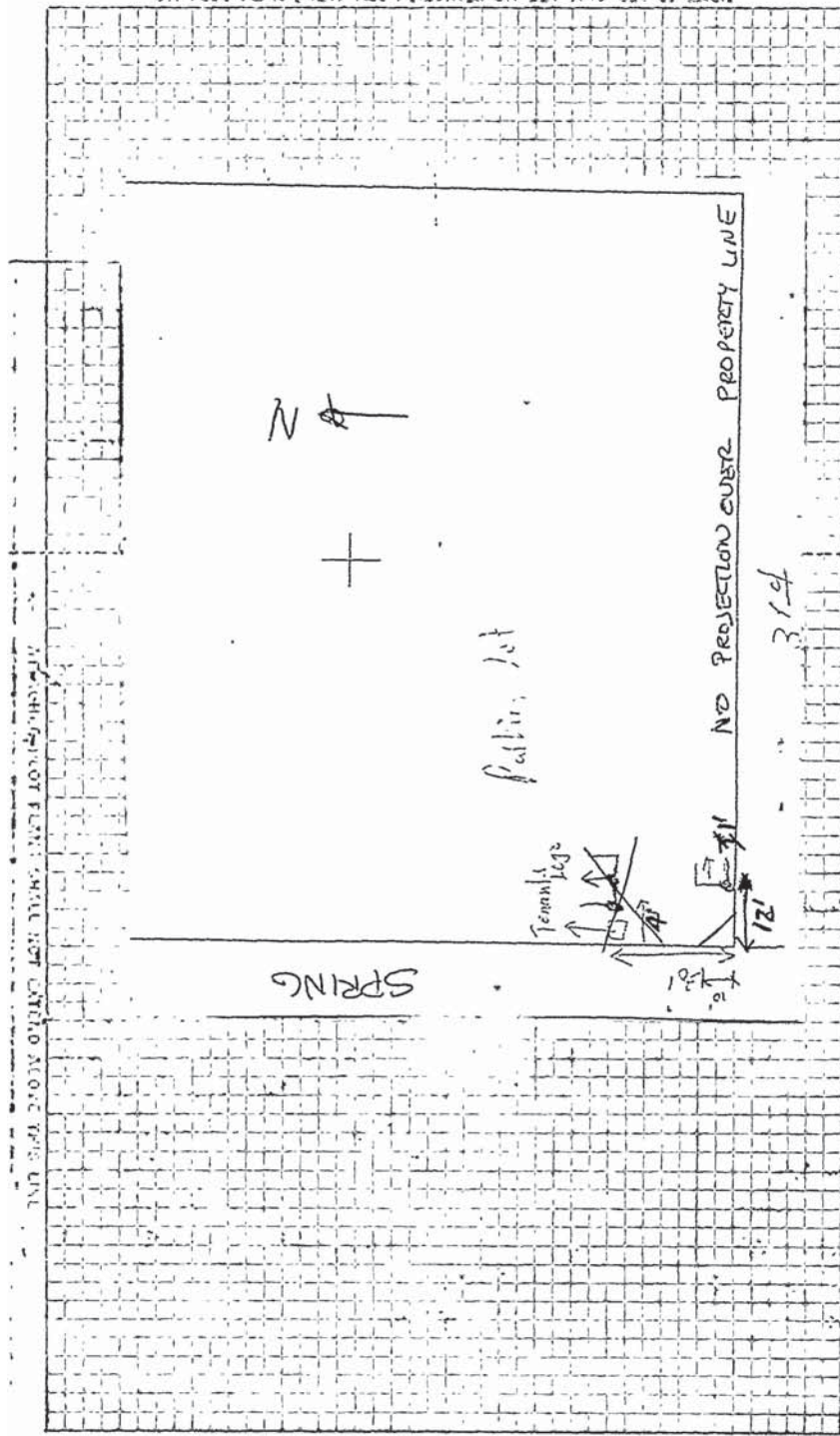
24. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer, or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.007, LAMC)

Signed _____ (Owner or agent having property owner's consent) _____ Position _____ Date 4-18-83

0 2 1 0 1 0 0 0 0 / 2

THESE PLANS ARE APPROVED AS SHOWN IN CON-
 FIDENCE WITH APPLICABLE DEVELOPMENT PLANS
 OF THE CITY OF LOS ANGELES CALIFORNIA
 AT COUNTY AND DISTRICT OFFICE
 DATE 4/18/83
 PROJECT NO. 1000
 BY [Signature]
 TITLE [Signature]

ON FLOOR PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT A	BLK. -	TRACT property of tid simpson	COUNTY REF. NO. M T 66 29	DIST. MAP 129 R213
2. TYPE OF SIGN OR NEW WORK	119 Off site sign std. plan			<input checked="" type="checkbox"/> ON-SITE SIGN <input type="checkbox"/> OFF-SITE SIGN	ZONE (O)C4-4D
3. JOB ADDRESS	129 W. 3rd. St.			EXP. DATE	FIRE DIST. 1
4. BETWEEN CROSS STREETS	Spring AND 2nd St.			TEMP.	COUN. DIST. 9
5. OWNER'S NAME	Showcase Display Inc.			PHONE 714 263-0601	LOT (TYPE) corner
6. OWNER'S ADDRESS	18023 Sky PARK Circle Irvine			CITY ZIP 92714	LOT SIZE irreg.
7. ARCHITECT OR ENGINEER	Scott Sanders			BUS. LIC. NO. 37149 PHONE 714 549-9820	ST. FRONT. ALLEY 20'R
8. ARCHITECT OR ENGINEER ADDRESS	2895 VELasco Ln. Costa Mesa			CITY ZIP 92626	BLDG. LINE
9. QUALIFIED INSTALLER	Showcase Display Inc			BUS. LIC. NO. 714 263-0601 PHONE	AFFIDAVITS
10. INSTALLER'S ADDRESS	18023 Skypark Circle Irvine			CITY ZIP 92714	ZI 1638
11. SIZE OF EXISTING BUILDING	TYPE	STORIES	NO. OF EXIST. BLDGS. ON LOT AND USE		
WIDTH LENGTH	URM <input type="checkbox"/>		NOTICE OPEN PKG		
12. SIZE OF SIGN	4' X 6'		TOTAL COPY AREA 24 s/ft	OVERALL HEIGHT 14'	FROM GRADE FROM ROOF
13. JOB ADDRESS	129 W. 3rd. Street			STREET GUIDE 44 D3	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN	\$ 1,008.00				
15. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME stl	FRAME OF COPY stl	SURFACE OF SIGN plex		DIST. OFFICE LA
16. TYPE OF SIGN OR NEW WORK	Off site sign standard plan #S 200			<input checked="" type="checkbox"/> SINGLE FACE <input type="checkbox"/> DOUBLE FACE <input type="checkbox"/> OTHER	HWY. DED. YES
17. ILLUMINATION	<input type="checkbox"/> NONE <input checked="" type="checkbox"/> INTERNAL	<input type="checkbox"/> EXTERNAL	<input type="checkbox"/> FLASHING <input type="checkbox"/> REVOLVING	<input checked="" type="checkbox"/> NONE	ZONED BY AT
18. NO. OF SIGNS OR GAS TUBE SYSTEMS	NO. OF ADDITIONAL BRANCH CIRCUITS 1		NO. OF CONTROL DEVICES 0		FILE WITH
PERMIT FEES			CONT. INSP.	PLANS CHECKED	TYPIST
SIGNS/G. T. SYSTEMS	10.00		FREEWAY CLEARANCE	APPLICATION APPROVED	INSPECTOR
ADDITIONAL CIRCUITS	9.00		500' <input type="checkbox"/> 2000' <input type="checkbox"/>	GRAD PRE-INSPE	50.00
ELECTRICAL SERVICE	9.00		DATE 8/18/91	ONE STOP SURCH	1.00
CONTROL DEVICES	12.00		TRANSPORTATION	CARRY	255.00
ISSUING FEE	33.57		DEPT. CLEARANCE	TO TRAN 4401	
BLDG. PERMIT	16.78		DATE: 8/18/91	8/28/91 10:35:15AM LA06 T-6382 C 05	16.78
P.C.	64.57		F.H.	BUILD PLAN CHE	64.57
S.P.C.	0.50		INSR. ACTIVITY: BMI	BLD PER COMMER	5.50
I.F.	S.P.I. 50.00	S.O.S.S.		EI COMMERCIAL	1.64
ISSUING OFFICE	LA			ONE STOP CARRY	83.49
Serial # 81089				TO TRAN 6383	
91LA 80226					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION
 19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 9/1 Lic. Class C45 Lic. No. 623118 Contractor's Signature [Signature]
 Contractor's Mailing Address 18023 Skypark Circle, Irvine 92714

OWNER-BUILDER DECLARATION
 20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).
 I am exempt under Sec. _____, B. & P. C. for this reason _____
 Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION
 21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
 Policy No. 1241787 Insurance Company State Fund
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 9/1 Applicant's Signature [Signature]
 Applicant's Mailing Address 18023 Skypark Circle, Irvine 92714

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date _____ Applicant's Signature _____
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

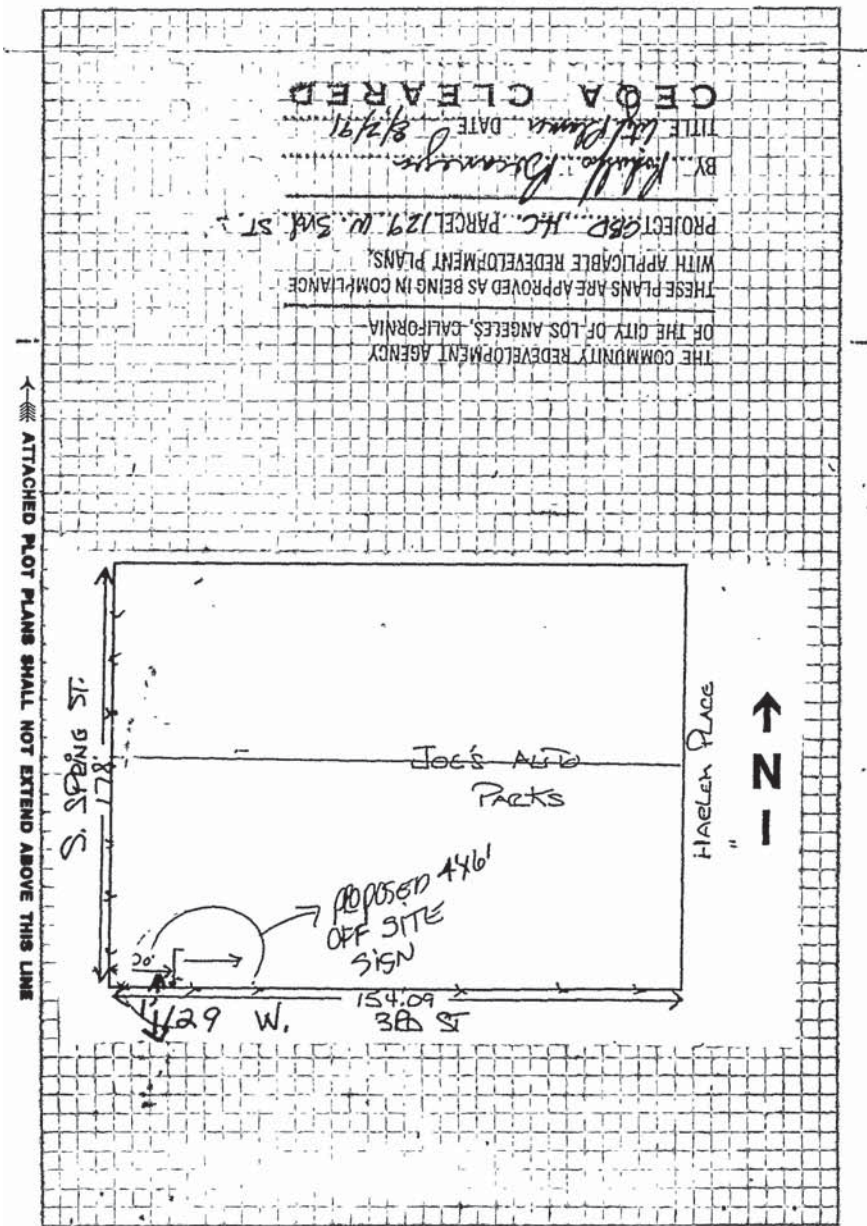
CONSTRUCTION LENDING AGENCY
 23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3067, Civ. C.).
 Lender's Name _____
 Lender's Address _____

24. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202, LAMC)
 Signed [Signature] Agent 82891
 (Owner or agent having property owner's consent) Position Date

Bureau of *Creative 5' along Spring Street and 15' along 3rd Street for*
 Engineering *future det also 15' x 15' corner*
 CITY PLANNING *# 91-2979* ADDRESS APPROVED Scott 7-15
 HIGHWAY DEDICATION *Tamara Jamison B-19-91*
 OFF SITE CLEARANCE: *8-26-91*
 LEGAL DESCRIPTION:
cleared 7.117 by LCA on 07/25/91
** 21 12b removed, 21 1638 and 21 1726 are preserved.*
(A) condition and "D" limitation are not applicable.
** AN AFF TO BUILT SIGN WITHIN 'REQ'D OED.*
COMBINED SIGN AREAS
IS RECORDED (#91-1328152).

- Existing Sign Area
1. Illum. Canopy Sign
 2. Monument Sign
 3. Pole Sign
 4. Projecting Sign
 5. Roof Sign
 6. Wall Sign
 7. Window Sign
 8. Proposed _____ Sign _____
Total Area _____
- Signs Facing _____
 Allowable Combined Sign Area
- Actual Combined Sign Area
- Allowable _____ Sign Area
- Actual _____ Sign Area
- Proposed Sign Facing _____

ON PLOT PLAN SHOW ALL BUILDINGS AND SIGNS ON LOT



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	COUNTY REF. NO.	DIST. MAP
A	-	-	Property of Tid Simpson	MR 66-29	1305A213 2073
2. TYPE OF SIGN OR NEW WORK (19 Std. Plan# S200/Flag Pole <input type="checkbox"/> ON-SITE SIGN <input checked="" type="checkbox"/> OFF-SITE SIGN)				EXP. DATE	ZONE
3. JOB ADDRESS 129 W. 3rd. St				<input type="checkbox"/> TEMP.	(0)C4-4D
4. BETWEEN CROSS STREETS AND Spring St				FIRE DIST.	COUN. DIST.
5. OWNER'S NAME Showcase Display Inc				PHONE	LOT (TYPE)
6. OWNER'S ADDRESS 18023 Skypark Cir, Irvine				714 263-0601	Corner Irr.
7. ARCHITECT OR ENGINEER Scott Sanders				BUS. LIC. NO. 37149	LOT SIZE
8. ARCHITECT OR ENGINEER ADDRESS 2899 Velasco				ACTIVE STATE LIC. NO. 714 549-9820	ST. FRONT.
9. QUALIFIED INSTALLER Showcase Display Inc				PHONE 859641-36/623118	ALLEY
10. INSTALLER'S ADDRESS 18023 Skypark Cir, Irvine				CITY ZIP 92714	20 R
11. SIZE OF EXISTING BUILDING TYPE				STORIES	NO. OF EXIST. BLDGS. ON LOT AND USE
12. SIZE OF SIGN 4'x6'				TOTAL COPY AREA 24'	OVERALL HEIGHT
13. JOB ADDRESS 129 W. 3rd. St				FROM GRADE 15	FROM ROOF
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN				\$200	\$1,008.00
15. MATERIAL OF SIGN CONSTRUCTION				SUPPORTING FRAME mtl	FRAME OF COPY mtl
16. TYPE OF SIGN OR NEW WORK Std. Plan #S 200 Single pole				SURFACE OF SIGN plex	DIST. OFFICE L.A.
17. ILLUMINATION				<input type="checkbox"/> FLASHING <input type="checkbox"/> OTHER	HWY. DED. Yes
18. NO. OF SIGNS OR GAS TUBE SYSTEMS				NO. OF ADDITIONAL BRANCH CIRCUITS 1	NO. OF CONTROL DEVICES 1
PERMIT FEES				CONT. INSP.	PLANS CHECKED
SIGN/G. T. SYSTEMS				FREEWAY CLEARANCE	APPLICATION APPROVED
ADDITIONAL CIRCUITS				500' <input type="checkbox"/> 2000' <input type="checkbox"/>	INSPECTOR
ELECTRICAL SERVICE 9.00				DATE 10-18-91	GRAD PRE-INSPE 50.00
CONTROL DEVICES				TRANSPORTATION	ONE STOP BURCH 1.00
ISSUING FEE 12				DEPT. CLEARANCE	FROM TRAN 8632 TO 8640
BLDG. PERMIT 65				TOTAL 459.00	
P.C. 33				DATE	BUILD PERM CHE 33.00
S.P.C. E.I. 0%				F.H.	BLD PER CONNER 78.00
I.F. S.P. 50-				O.S.S. 1.00	ONE STOP 2.23
ISSUING OFFICE				S.O.S.S. 283	TOTAL 113.73
				P.C. NO. F109	CHECK 113.73
					91LA 82835

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION
 19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 10/18/91 Lic. Class C 45 Lic. No. 623118 Contractor's Signature M. McCallum
 Contractor's Mailing Address 18023 Skypark Cir Irvine

OWNER-BUILDER DECLARATION
 20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).
 I am exempt under Sec. _____, B. & P. C. for this reason
 Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION
 21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3600, Lab. C.).
 Policy No. 1241781-91 Insurance Company STATE FUND
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety
 Date _____ Applicant's Signature M. McCallum
 Applicant's Mailing Address 18023 Skypark Cir, Irvine

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
 23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name _____
 Lender's Address _____

24. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)
 Signed M. McCallum agent 10/18/91
 (Owner or agent having property owner's consent) Position Date

Bureau of *City of Los Angeles* *Spring St* ADDRESS APPROVED
 Engineering *15' at 3rd St 45' at 5th St* HIGHWAY DEDICATION *Mar 21 12-8-97*
 CITY PLANNING *WS 91-4217 K ***
 OFF SITE CLEARANCE:
 LEGAL DESCRIPTION:
 * ZF 1678, ZI 1726, ZI 1216
 ZI-1117 Cleared 10/10/97, *Alana Jones, PCC*
 ** Not to extend above the roof of any building.

COMBINED SIGN AREAS *This is Parking lot. No Bldg on lot. No*

Existing Sign Area

- 1. Illum. Canopy Sign
 - 2. Monument Sign
 - 3. Pole Sign
 - 4. Projecting Sign
 - 5. Roof Sign
 - 6. Wall Sign
 - 7. Window Sign
 - 8. Proposed *off site* Sign
- Total Area _____

Signs Facing *Spring St.*

Allowable Combined Sign Area

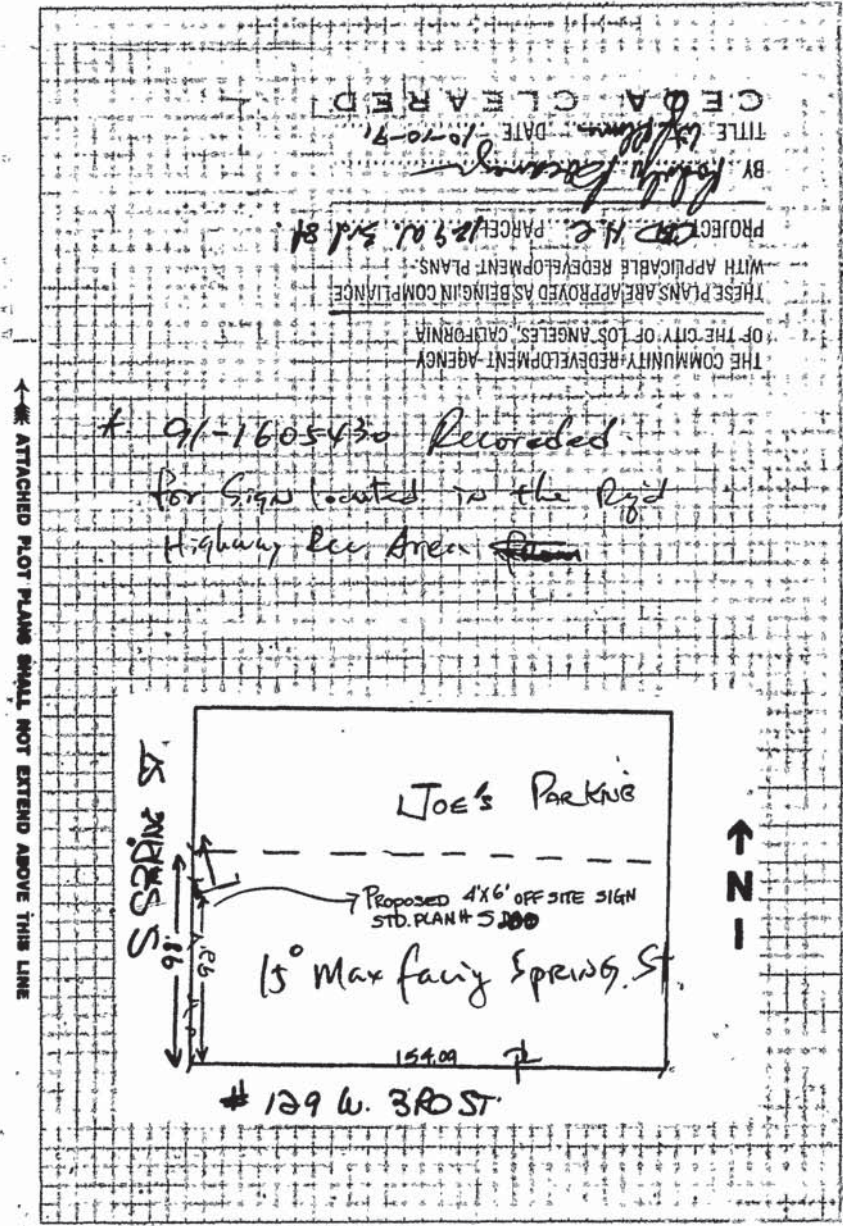
Actual Combined Sign Area

Allowable _____ Sign Area

Actual _____ Sign Area

Proposed Sign Facing _____

ON PLOT PLAN SHOW ALL BUILDINGS AND SIGNS ON LOT



Appendix L

Subject Property Photographs

Appendix J

Subject Property Photographs



The Subject Property is an approximately 0.35-acre property located at 129 West 3rd Street in Los Angeles, California. The Subject Property is currently occupied by a short-term paid parking lot operated by Joe's Auto Parks.



A low spot in the asphalt was observed centrally on the Subject Property.



Additional parking lot run by same operator is immediately northeast of the Subject Property. A multi-story parking garage with a helipad on the top floor is farther northeast.



An alleyway is immediately southeast of the Subject Property. Restaurants, stores, and South Main Street are farther southeast.



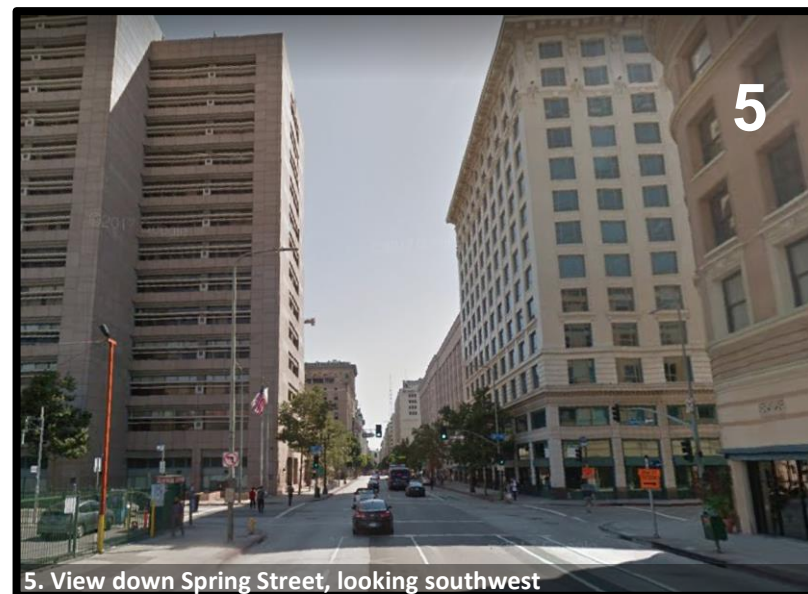
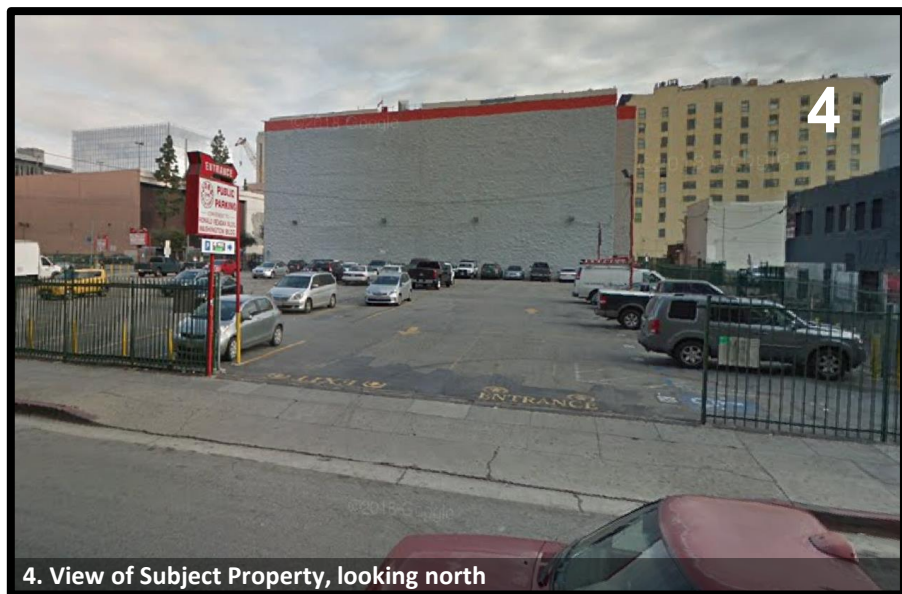
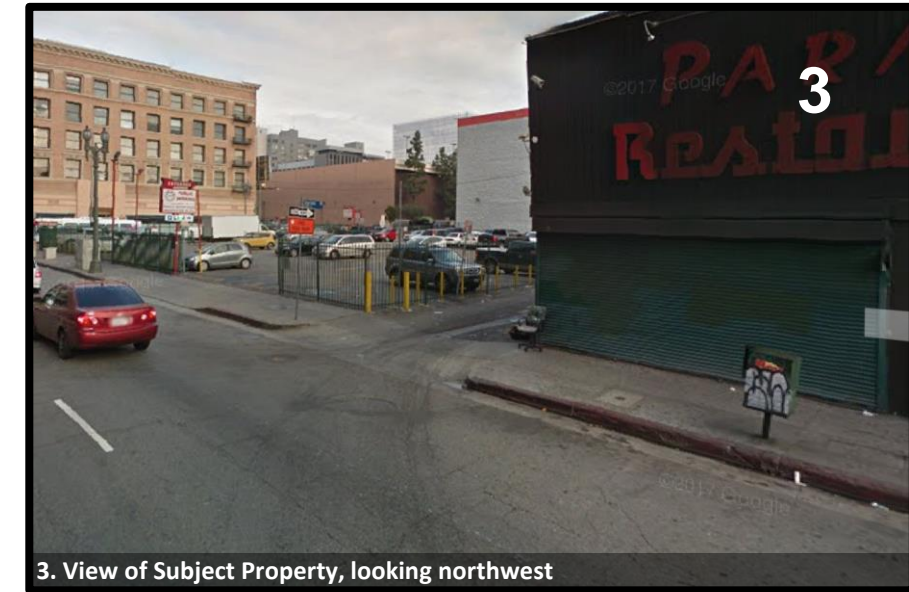
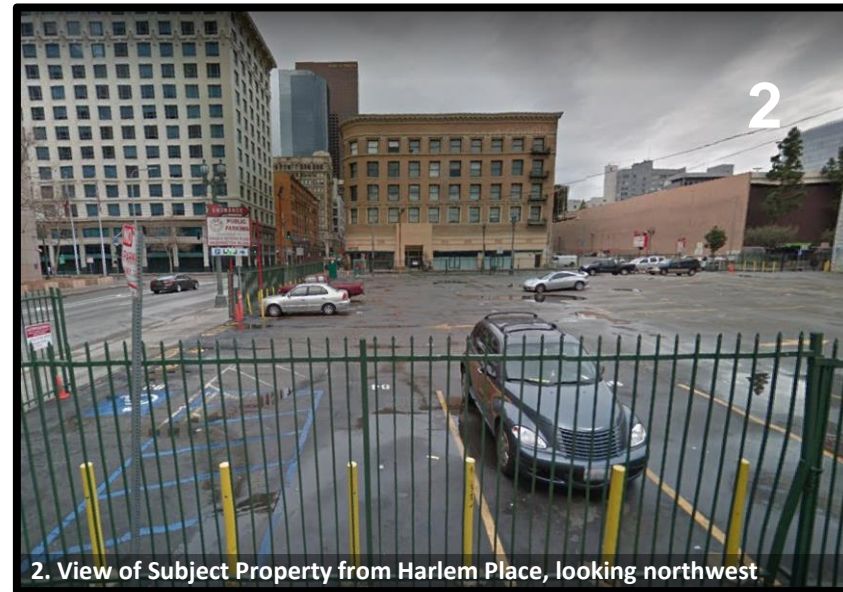
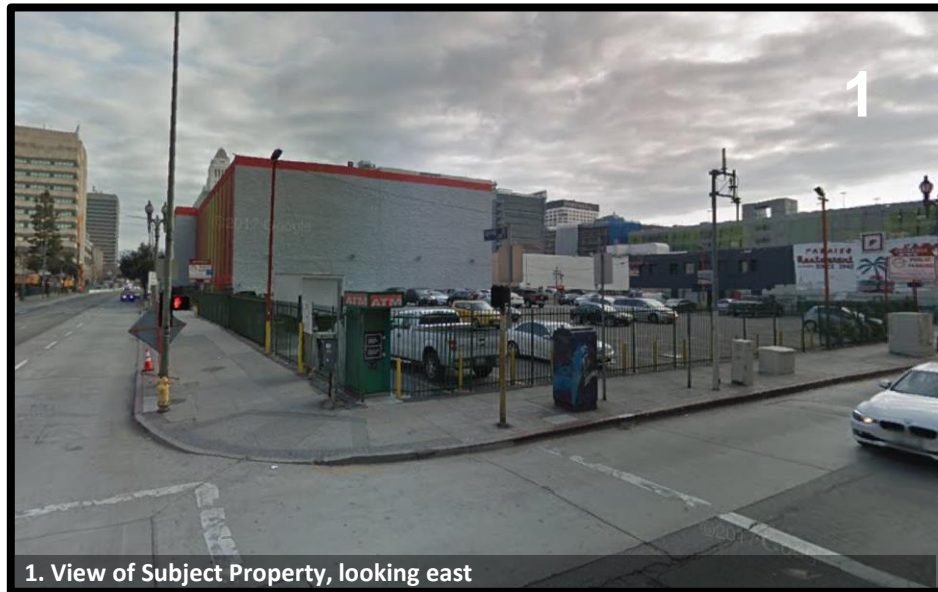
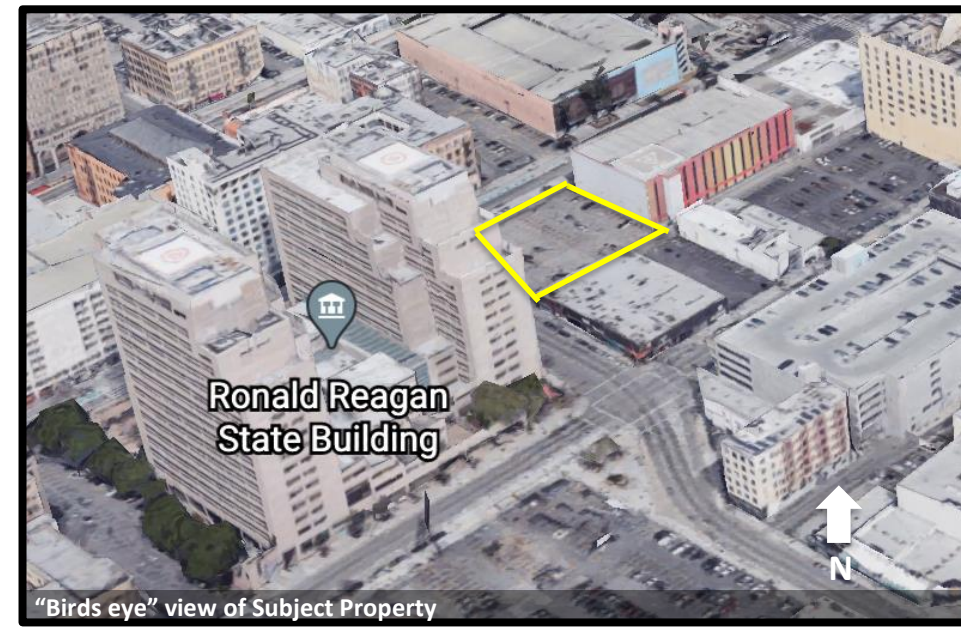
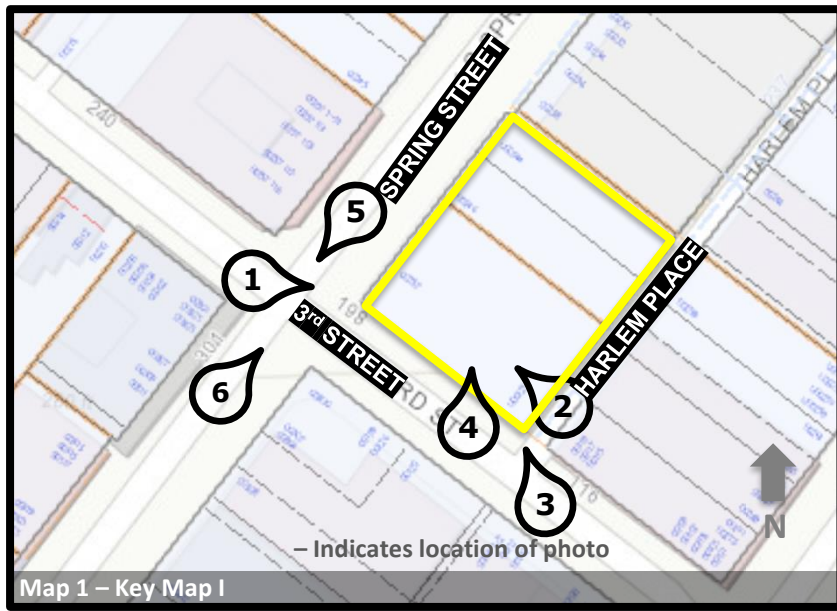
West 3rd Street is immediately southwest of the Subject Property. A multi-story office building is farther southwest.



South Spring Street is immediately northwest of the Subject Property. Multi-story office buildings and lofts are farther northwest.

Exhibit D

Site and Surrounding Area Photos



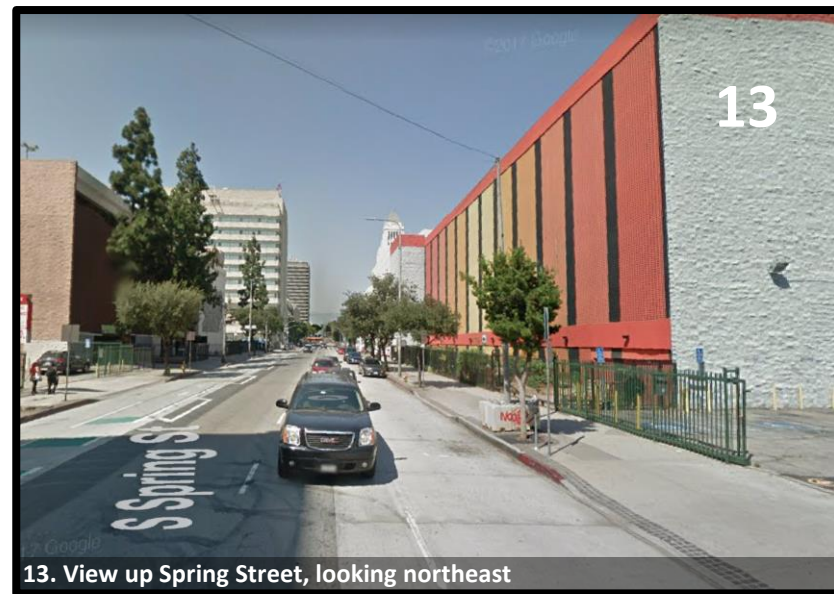
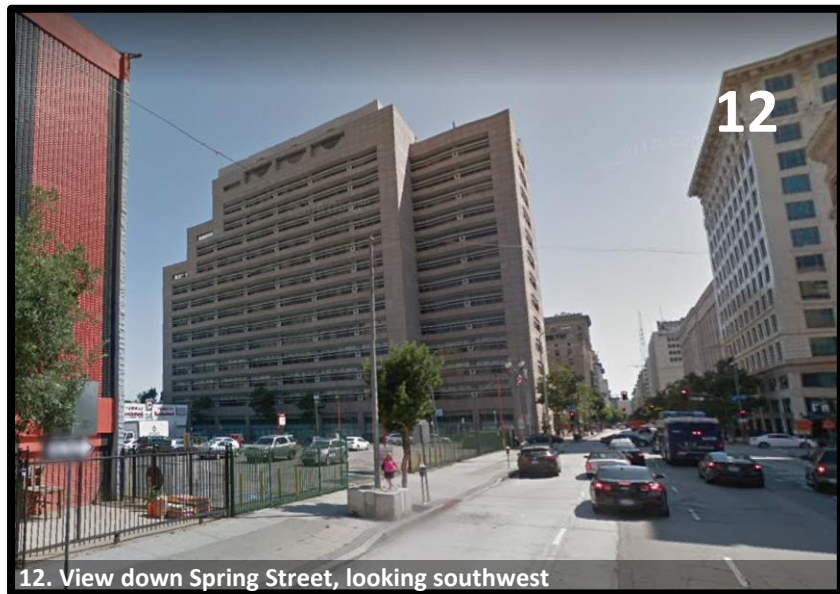
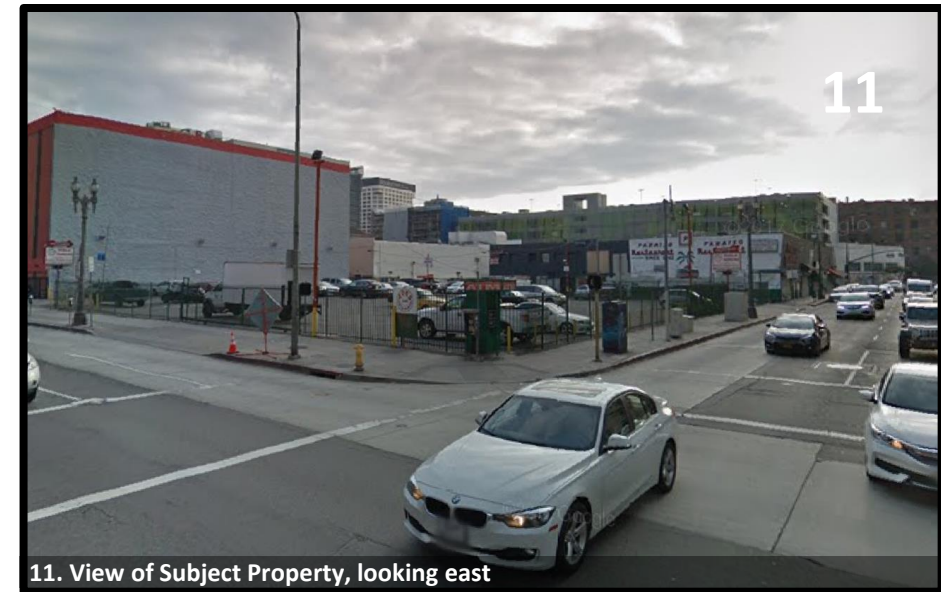
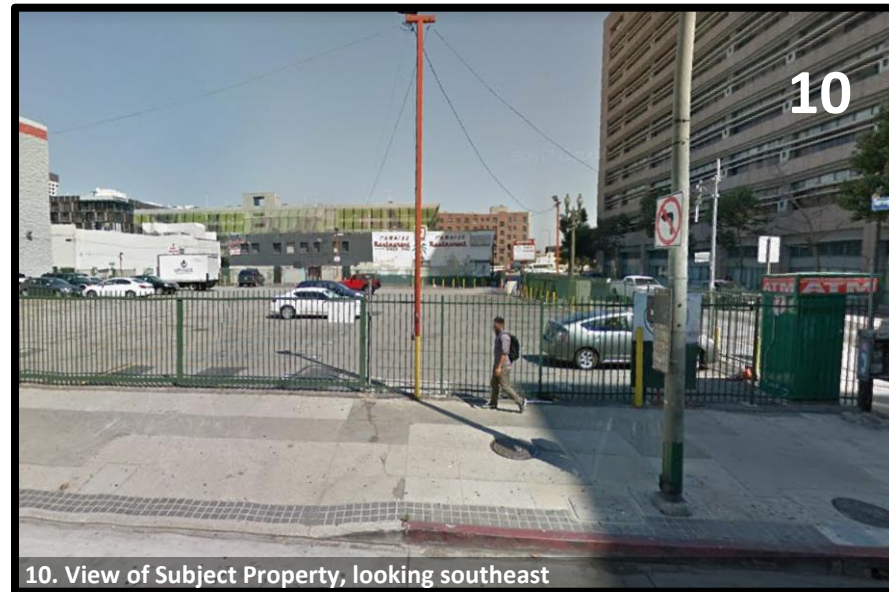
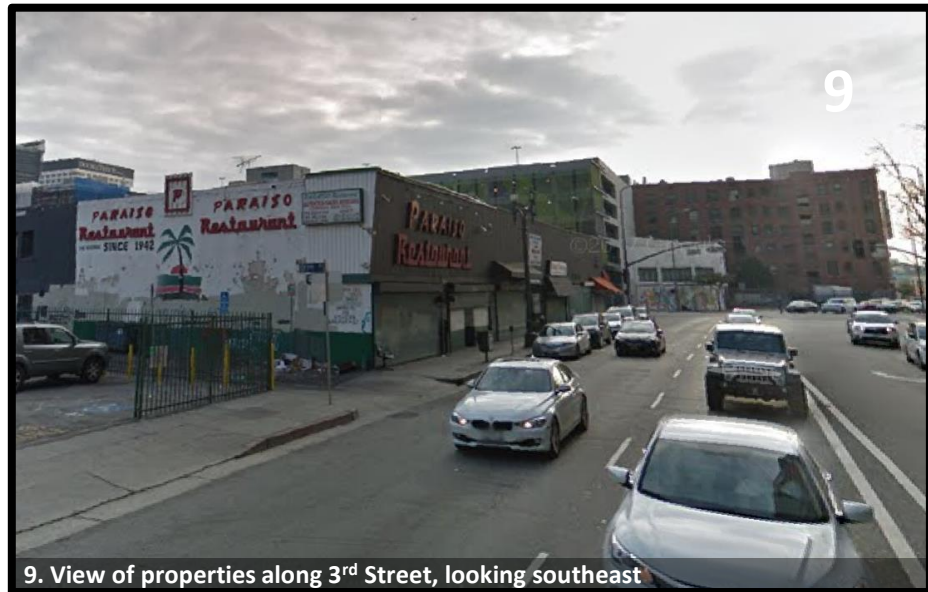
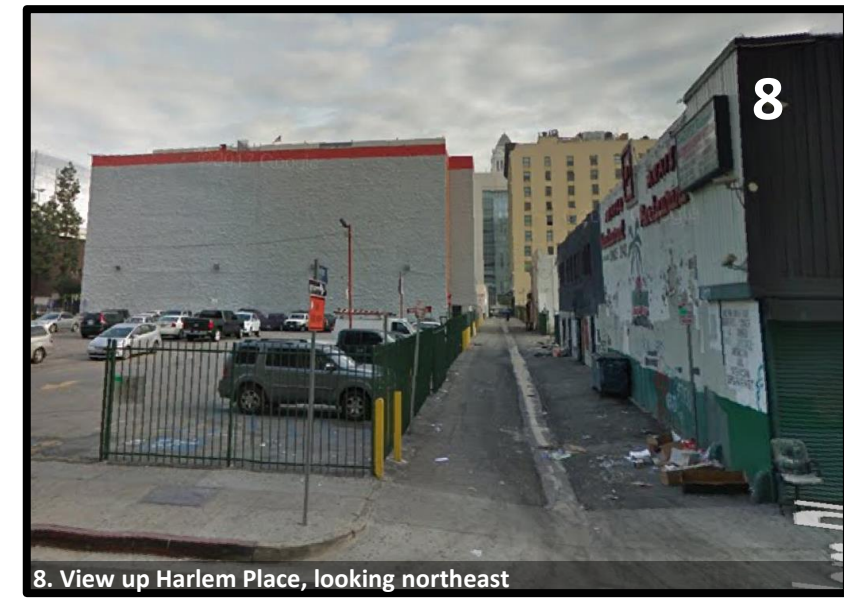
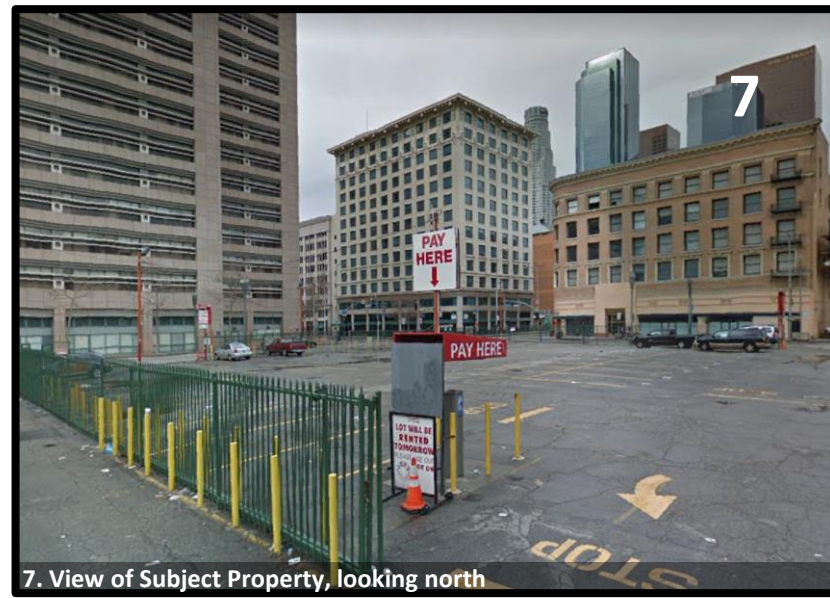
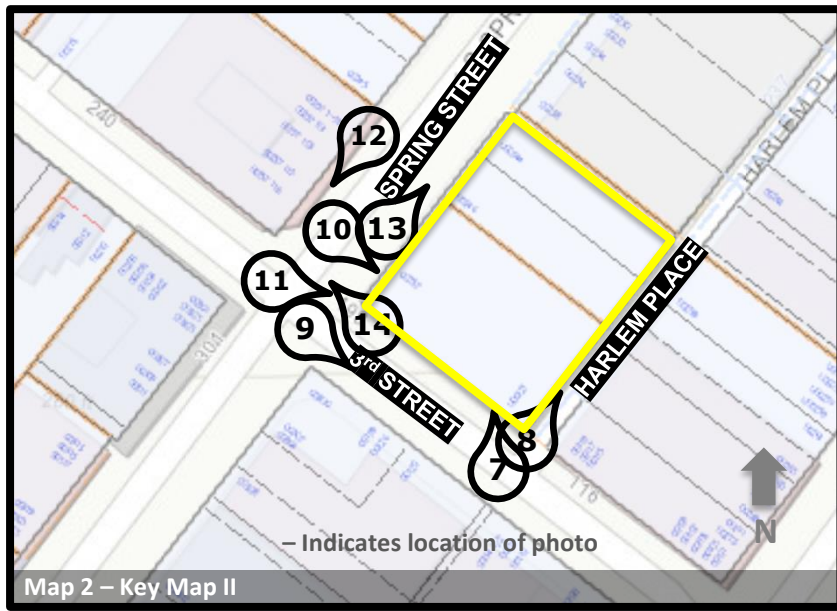


Exhibit E

Public Correspondence



www.dlanc.org
P.O. Box #13096
Los Angeles, CA 90013-0096

June 08, 2021

Los Angeles Department of City Planning
Office of Zoning Administration, 7th Floor
200 North Spring Street
Los Angeles, California 90012

RE: **Planning Case No:** CPC-2021-3038-DB-SPR-HCA
Project Address: Third and Spring
121 W 3rd Street / 252 S Spring Street, 244-246 S Spring Street
Applicant: **Sara Houghton & Dana Sayles (THREE6IXTY) and Charles Lee (Gensler)**

Project Description: The Applicant proposes to redevelop the Property with a new 15-story, 195-foot high a multifamily residential dwelling building having 331 dwelling units with 37, or 11% of the total units, reserved for Very Low Income households, and approximately 6,350 square feet of ground floor commercial uses. The total floor area of the building is approximately 220,160 square feet, with a Floor Area Ratio (FAR) of 8.0:1.

Dear Zoning Administrator:

At our regularly held public meeting on June 08, 2021, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on May 25, 2021, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests in Planning Case No. CPC-2021-3038-DB-SPR-HCA. DLANC support is conditioned on Applicant agreeing to the following stipulations below for the project.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s requests. *Subject to the condition set forth below* and any additional conditions recommended by the LAPD or City Council, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant’s project.

CONDITION 1: Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction;

CONDITION 2: Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours.

September 10, 2019

Page 2

CONDITION 3: Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

CONDITION 4: Applicant includes a designated space for accommodating pet waste within the project to mitigate pet waste polluting public right of ways. If this is not feasible, a designated area should be provided in the public right away along with a specific plan for cleaning and maintenance.

CONDITION 5: Applicant shall study the use of double loaded elevators for easy resident loading.

CONDITION 6: Applicant shall secure the empty area at the North property line between the neighboring structure and street.

If possible, please provide a digital copy of your decision letter by mail to planning@dlanc.com instead of sending a hard copy. Thank you in advance for your consideration of the comments presented in this Letter.

Very truly yours,



Richard Nordin
DLANC President

Very truly yours,



Ryan Afari
DLANC Planning & Land Use Committee Chair

CC: Helen Amelga (Council District 14) (via email)
Sgt. Rogelio De La Cruz (Los Angeles Police Department) (via email)



Alexander Truong <alexander.truong@lacity.org>

121 W 3rd Street

1 message

anita to <anitato3988@gmail.com>
To: alexander.truong@lacity.org

Mon, Oct 25, 2021 at 4:32 PM

Hi Alex,

I am one of the owners at The Douglas Building at [257 South Spring Street](#).

There is a group of owners here who are concerned about this project which will directly impact our neighborhood and everyday life.

This project is asking for:

- 1.Reduction of Open Space
- 2.Increase in density
- 3.Increase in height
4. eliminate auto parking

If this project is approved, the height will cast a long shadow on our building. I wonder if this project has done a shadow study.

If this project is asking to increase height, which also means increase in density. Higher density with less open spaces doesn't seem to be an environmentally effective design and planning. Is there an environment negative impact study done for this project?

Parking is already expensive downtown already. Many adaptive reuse buildings don't have enough parking spaces for residents. Many residents have to lease parking spaces from other lots or parking structures. As much as we would encourage people to take public transportation, not providing parking is not a realistic option.

Lack of parking or high rates of parking has already impacted many sales and leases in the area. From my experience, reducing parking will not help the growth of DTLA.

Zero parking will not help the affordable housing issue. From many people I work with, some of them need affordable housing, need parking. Many of them drive far and need a truck to go to work. There are many many gig workers nowadays who need cars for their work. People who need affordable housing need parking spaces. For the project to provide affordable housing, but no parking, doesn't seem to be a sincere proposal. Reducing parking will worsen the affordable housing crisis further. The city doesn't even provide park and ride lots all around the neighborhood, eliminating parking for a project this size makes no sense.

In addition, what is the Off-Menu Incentive on 2b and 2c?

The hearing for this project was scheduled for this Thursday Oct 28, 2021. But it was canceled. I would like to know if the hearing will be rescheduled. If so, when?

Please let me know which method will be the best way to express our concerns? As a group or individually? Should we just write to your office? Or should we also call Planning?

Let me know and I will let my neighbors and neighboring buildings know.

Thanks.



Alexander Truong <alexander.truong@lacity.org>

121 West 3rd Street / CPC-2021-3038-DB-SPR-HCA

1 message

Brad Wigor <bradinla@hey.com>

Wed, Aug 25, 2021 at 11:11 AM

To: Alexander Truong <alexander.truong@lacity.org>

Mr. Alex Truong
City Planning Associate
City of Los Angeles Planning Commission
[200 North Spring Street, Room 763](#)
[Los Angeles, CA 90012](#)

Dear Alex Truong:

I am a resident of the STOA building at [222 S. Main Street](#), and I am writing to you to express my concerns regarding Applicant's request for the City to waive certain development requirements for the above-referenced proposed project.

A number of our residents (in a building which would be within a few hundred yards of the construction of this proposed project) are specifically concerned if the Commission were to waive such critical quality-of-life requirements as residential parking spaces for a new residential building that will add 331 dwelling units to our neighborhood and approximately 396 residents, with each likely to possess a vehicle. Friends and associates will also come to visit these new tenants and drive cars, too, I would suspect. There is already a shortage of street parking for additional cars and guests to our building and we have three subterranean floors of in-house parking which is full all of the time. In addition, the homelessness and violence attendant to this area already make overnight street parking a dicey prospect.

I understand the city's desire to create low and medium-income housing in the area, but not as a quid pro quo for waiving the very necessary parking needs of the community itself. The application speaks of its convenience to bus and rail lines nearby, and while we all are encouraged by the improvement of this infrastructure within the city, I doubt very many of you who are reading this, if any, use it without owning a vehicle.

I would appreciate your consideration to these concerns.

Kind regards

Bradley Wigor
[222 S. Main St.](#) 2626
Los Angeles, CA 90012

Ph: (323) 468-8000



Alexander Truong <alexander.truong@lacity.org>

121 West 3rd Street//Parking Variance

1 message

Jeff Sommerville <jeff_sommerville@yahoo.com>

Mon, Oct 25, 2021 at 11:45 AM

To: "alexander.truong@lacity.org" <alexander.truong@lacity.org>

October 25, 2021

Alexander Truong
City Planning Associate, Los Angeles

Dear Alex,

I am writing to voice my strong opposition to granting the developer of [121 W 3rd Street](#) a parking variance. As a 16 year owner/resident across the street at the Douglas Building, such a variance for a large 331-unit building will put an excessive burden on parking availability and rates in our neighborhood. While I am supportive of urban density, it needs to be done in a responsible way for the long term. Despite LA's ongoing efforts to expand the Metro system, the reality is that many people still need cars for their jobs, and one level of parking for a building this size (that will also have retail I believe?) is just plain irresponsible.

Please require the developer to provide more parking. This is one area where cutting corners is not acceptable. Thank you for hearing my concerns as a longtime resident and supporter of DTLA.

Kind regards,

Jeff Sommerville
[257 S Spring Street #3M](#)
[Los Angeles CA 90012](#)
323.829.0800



Alexander Truong <alexander.truong@lacity.org>

Community feedback regarding: 121 West 3rd St

1 message

Olivia Ku <southspringstreet@gmail.com>
To: alexander.truong@lacity.org

Sun, Oct 24, 2021 at 12:02 PM

Dear Alex,

I'm in receipt of a cancelled notice public hearing notice for 121 West 3rd Street, which was going to propose an exception to CEQA and a request for a density bonus. I live within a 100 foot radius of this project and would like to voice my concern for the request density bonus. The reason is because they are pursuing a waiver to eliminate parking requirement of residential uses but there already isn't sufficient parking within this project.

I have lived on this street since 2010. Our parking cost has skyrocketed from \$99 a month to currently \$275 a month. There is too much demand and insufficient supply. No new projects have added parking. All residential projects in the area have been asking for this exemption. The residential projects rely upon the existing parking structures (namely, three) that are already occupied by commercial tenants and have an active day use for visitors to downtown. The three structures are Joe's parking (next door to the proposed project), LA times adjacent structure (used by LA times and multiple commercial tenants), and the Broadway Spring structure, which is occupied primarily by state workers. There is very little and expensive street metered parking and the surface parking lot which this project will displace will further exacerbate the supply of parking.

I strongly ask the Planning department to deny their petition for this exception. They must provide more parking for their own residents. The current climate in downtown is not as safe as it once was five to ten years ago, and their needing more parking will force more people to walk further East or south to find parking. There are more brush on street robberies, There are also projects in that direction who are also asking for the same exception. While it is true that the metro connector will provide more convenient transit options, the more the surface lots are displaced by new developments, with mid to high rise residential projects, it is further exacerbating the deficit of monthly parking options.

I moved to the city for an urban life and am raising a family. We need to have one vehicle to transport to elementary schools and sports activities but live and work close to home so we do not need to drive around. We are living as close to ideal as possible to an urban life. However we do need at a minimum one parking space. We are not unique and if the planning department wants to encourage more residents, we simply need to have projects that do their fair and equal share of providing parking to their users.

Best Regards,
Olivia Ku

Sent from my iPhone



Alexander Truong <alexander.truong@lacity.org>

Not enough parking

1 message

Liz Covington <covingtonliz8@gmail.com>
To: Alexander.truong@lacity.org

Sun, Oct 24, 2021 at 1:34 PM

Hello,

I am a resident of the Douglas building located at 257 South Spring St.

Please do not allow the developers across the street to have an exemption for parking. Every new development must be required to contain enough parking for their building. There is not enough parking presently.

Thank you for your attention to this matter.

Liz Covington
Douglas resident

Sent from my iPhone



Alexander Truong <alexander.truong@lacity.org>

Please DENY parking exception for 121 West 3rd Street

1 message

AWL 18 <awl18@yahoo.com>
To: alexander.truong@lacity.org
Cc: Anson Lee <awl18@yahoo.com>

Sun, Oct 24, 2021 at 2:43 PM

Dear Mr Alex Truong,

I am a resident of the Douglas Building that is directly across the street from a proposed development project at 121 West 3rd Street in Downtown Los Angeles.

It has come to my attention that the development has asked for a parking exception in which the development would build 331 units but have LESS than one parking space per unit. As a nearby resident that has to rent a parking space, that would cause a spike in demand for parking spaces. There simply isn't enough parking spaces nearby to meet demand and would cause parking fees to skyrocket. At a time where inflation is already hitting everyone's pocketbooks, this would be another inflationary blow to nearby residents that can (and should) be avoided entirely.

The new development should bear ALL the costs of providing parking for the units they intend to build. The development should recoup their costs through sales of their new units. It would be unfair for current nearby residents to shoulder the burden of keeping the development's parking costs down.

There is no justification for a brand new development to receive a parking exception where their proposal is to build 331 units for a new residential building BUT have less than one parking spot per unit. That is unacceptable in Downtown Los Angeles where there are no new public parking structures being built to help meet parking demands.

I implore you to DENY the parking exception for the development project at [121 West 3rd Street](#).

Sincerely,
Anson Lee



Alexander Truong <alexander.truong@lacity.org>

**RE.: 121 W. 3rd Street and 244-252 S. Spring Street // CPC-2021-3038-DB-SPR-HCA/
ENV-2021-3039-EAF**

2 messages

Josh Gray-Emmer <dtlajosh@gmail.com>
To: alexander.truong@lacity.org

Tue, Aug 24, 2021 at 1:04 PM

121 W. 3rd Street and 244-252 S. Spring Street // CPC-2021-3038-DB-SPR-HCA/ ENV-2021-3039-EAF

To Whom It May Concern,

I have been a stakeholder in Downtown Los Angeles, located at [416 South Spring Street](#) (The El Dorado Lofts) since October 2010. Before that I was located in the Spring Tower Lofts since 2002. As a resident, I would like to extend my support for the proposed Project located at 3rd and Spring Streets in Downtown Los Angeles.

As a longtime resident of Downtown and The Historic Core for 19 years, I welcome the development of a mixed-use, mixed income residential building to replace existing surface parking lots. Having witnessed the continued revitalization and population growth in Downtown, I have observed how more residents downtown mean safety and services will increase to support the incoming population, which is beneficial economically for the City and brings improvements to the area. Ground retail uses are always welcome, and will promote activity along Spring Street.

Additionally, this site is unique in its proximity to multiple opportunities of alternative transit, including the future Historic Broadway Metro Station. I have lived in this location without owning a vehicle for over 8 years and MANY of my neighbors do the same. We live AND work in our neighborhood and contribute to the community by NOT owning cars. In addition, with climate change a supposed concern of The Mayor and City Council, requiring parking minimums and encouraging cars in the most transit rich community in the entire county is unconscionable and hypocritical. I know that the project is requesting a Waiver of Development Standards to not require residential parking minimums, as will be the case in the DTLA 2040 Community Plan Update. Requiring parking minimums in transit-rich areas is known to prohibitively increase construction costs, in addition to continuing reliance on automobiles. It's not like the project will have NO parking, it just might (fingers crossed) have LESS parking and encourage residents to use the myriad of public transit options available to them.

I appreciate the use of modular construction, which will decrease construction time and therefore reduce such impacts on the surrounding neighborhood.

For all of these reasons, I am in favor of the proposed Project and I urge the City's support of this project.

Thank you,

Josh Gray-Emmer
[416 South Spring Street](#), Loft 1209
Los Angeles CA, 90013

Alexander Truong <alexander.truong@lacity.org>
To: Josh Gray-Emmer <dtlajosh@gmail.com>

Tue, Aug 24, 2021 at 1:55 PM

Thank you, I received your email.

[Quoted text hidden]

--



Alexander Truong

Preferred Pronouns: He, His, Him

City Planning Associate

Los Angeles City Planning

200 N. Spring St., Room 763

Los Angeles, CA. 90012

Planning4LA.org

T: (213) 978-3308





Alexander Truong <alexander.truong@lacity.org>

Re: 121 W 3rd Street, CPC-2021-3038-DB-SPR-HCA

3 messages

Emma Howard <emma.howard@lacity.org>

Mon, Oct 25, 2021 at 5:14 PM

To: anita to <anitato3988@gmail.com>, Alexander Truong <alexander.truong@lacity.org>

Hi Anita,

Thank you for reaching out to our office. The person who will know the rescheduled hearing dates best is going to be the assigned case planner at the Department of City Planning. This appears to be Alexander Truong, who I am copying here so he can let you know if he's the best point of contact. He is also an appropriate person to share your concerns with as he can add them to the public record and share them with the City Planning Commission to consider in their deliberations (just tell him if the thing you're sending is meant to be public comment for the record or not).

For the type of case that the project at 121 W 3rd Street is, it will be heard by the City Planning Commission which typically means two public hearings- first a hearing officer hearing to take public testimony, and then at the City Planning Commission to deliberate the project and take additional testimony (the hearing officer hearing is the more in-depth listening phase)

While i understand your concerns regarding what are known as the project "incentives", namely reductions and increases to what is typically allowed. State law establishes that all cities in California must offer these options to Density Bonus Projects- parking/open space reductions and increases in building density and size over the permitted code. In exchange the project is required to provide affordable housing units. State law also mandates that Density Bonus projects must be approved unless the project has "specific adverse impacts".

So far I have never heard of a Density Bonus in the City of Los Angeles being found to have these specific adverse impacts and being denied.

I'd be happy to set up a time to listen to you and your neighbors about your concerns and review the process.

Take care,
Emma

Emma G. Howard *(she/her)*

Planning Director
Office of Councilmember Kevin de León
200 N. Spring Street, Suite 425
Los Angeles, CA 90012



On Mon, Oct 25, 2021 at 1:05 PM anita to <anitato3988@gmail.com> wrote:

Hi Emma,

I am one of the owners at The Douglas Building at [257 South Spring Street](#).

There is a group of owners here who are concerned about this project which will directly impact our neighborhood and everyday life.

This project is asking for:

- 1.Reduction of Open Space
- 2.Increase in density

3. Increase in height
4. eliminate auto parking

If this project is approved, the height will cast a long shadow on our building. I wonder if this project has done a shadow study.

If this project is asking to increase height, which also means increase in density, I would think open spaces are more important than ever.

Parking is already expensive downtown already. Many adaptive reuse buildings don't have enough parking spaces for residents. Many residents have to lease parking spaces from other lots or parking structures. As much as we would encourage people to take public transportation, not providing parking is not a realistic option.

Lack of parking or high rates of parking has already impacted many sales and leases in the area. From my experience, reducing parking will not help the growth of DTLA.

Zero parking will not help the affordable housing issue. From many people I work with, some of them need affordable housing, need parking. Many of them drive far and need a truck to go to work. There are many many gig workers nowadays. People who need affordable housing also need parking spaces. For the project to provide affordable housing, but no parking, doesn't seem to be a sincere proposal.

The hearing for this project was scheduled for this Thursday Oct 28, 2021. But it was canceled. I would like to know if the hearing will be rescheduled. If so, when?

Please let me know which method will be the best way to express our concerns? As a group or individually? Should we just write to your office? Or should we also call Planning?

Let me know and I will let my neighbors and neighboring buildings know.

Thanks.

anita to <anitato3988@gmail.com>
To: Emma Howard <emma.howard@lacity.org>
Cc: Alexander Truong <alexander.truong@lacity.org>

Mon, Oct 25, 2021 at 6:03 PM

I would like to meet with you and the planning department to express my neighbors and my concern about this project.

I felt very hopeless on this issue as a stakeholder in the neighborhood, I feel like I have no voice.

Parking in downtown LA is already expensive. As a RE development consultant and realtor, I can feel the lack of and high rate of parking has already affected the leases and sales in the area. Many adaptive reuse projects already don't have enough parking spaces for residents. This reduced or zero parking policy probably won't help the growth of downtown LA. The project has residential units and hotel and commercial spaces. It is crazy to imagine a project with this kind of density providing only about 11% parking will be approved anywhere in the world even with really good public transit system.

As for the affordable housing parts of this proposal or many other proposals in other areas, I would like to see a study or survey of the needs of the affordable families. For many people I work with or that I know of, who are qualified for affordable housing, drive far and need cars for work. Many of them drive trucks. As many people can work at home, there are also many MANY gig workers nowadays. I wonder what are these affordable units" target market is? Young professional? Singles? I think a single mom even with one young child will find it difficult to live without a car. Firemen who need to travel far to work probably won't choose to live there either. Construction workers who need to carry tools in the truck won't fit in this development affordable housing profile.

If it is a state mandate, I guess there is nothing my neighbors and I can do. But by blind stamping these "incentive" projects really will solve the housing crisis? Is the housing crisis just a planning and zoning issue? Isn't mobility should be part of the solutions? Convenience of services? Safety?

Is increasing density and reducing open spaces good for the neighborhood and the environment? Are there other mitigation measures that the developer should provide in addition to the almost meaningless affordable units with zero parking? Are these affordable units really affordable if someone is qualified for the affordable unit, but he/she must pay very high lease of the only car he/she needs for work?

The bottom line is: Is this really a good project for the neighborhood and for the State of California? High density, low mobility, reduced open spaces, in exchange for 15% very exclusive low income housing units?

On Mon, Oct 25, 2021 at 5:14 PM Emma Howard <emma.howard@lacity.org> wrote:

Hi Anita,

Thank you for reaching out to our office. The person who will know the rescheduled hearing dates best is going to be the assigned case planner at the Department of City Planning. This appears to be Alexander Truong, who I am copying here so he can let you know if he's the best point of contact. He is also an appropriate person to share your concerns with as he can add them to the public record and share them with the City Planning Commission to consider in their deliberations (just tell him if the thing you're sending is meant to be public comment for the record or not).

For the type of case that the project at [121 W 3rd Street](#) is, it will be heard by the City Planning Commission which typically means two public hearings- first a hearing officer hearing to take public testimony, and then at the City Planning Commission to deliberate the project and take additional testimony (the hearing officer hearing is the more in-depth listening phase)

While i understand your concerns regarding what are known as the project "incentives", namely reductions and increases to what is typically allowed. State law establishes that all cities in California must offer these options to Density Bonus Projects- parking/open space reductions and increases in building density and size over the permitted code. In exchange the project is required to provide affordable housing units. State law also mandates that Density Bonus projects must be approved unless the project has "specific adverse impacts".

So far I have never heard of a Density Bonus in the City of Los Angeles being found to have these specific adverse impacts and being denied.

I'd be happy to set up a time to listen to you and your neighbors about your concerns and review the process.

Take care,
Emma

Emma G. Howard *(she/her)*
Planning Director
Office of Councilmember Kevin de León
200 N. Spring Street, Suite 425
Los Angeles, CA 90012



On Mon, Oct 25, 2021 at 1:05 PM anita to <anitato3988@gmail.com> wrote:

Hi Emma,

I am one of the owners at The Douglas Building at [257 South Spring Street](#).

There is a group of owners here who are concerned about this project which will directly impact our neighborhood and everyday life.

This project is asking for:

- 1.Reduction of Open Space
- 2.Increase in density
- 3.Increase in height
4. eliminate auto parking

If this project is approved, the height will cast a long shadow on our building. I wonder if this project has done a shadow study.

If this project is asking to increase height, which also means increase in density, I would think open spaces are more important than ever.

Parking is already expensive downtown already. Many adaptive reuse buildings don't have enough parking spaces for residents. Many residents have to lease parking spaces from other lots or parking structures. As much as we would encourage people to take public transportation, not providing parking is not a realistic option.

Lack of parking or high rates of parking has already impacted many sales and leases in the area. From my experience, reducing parking will not help the growth of DTLA.

Zero parking will not help the affordable housing issue. From many people I work with, some of them need affordable housing, need parking. Many of them drive far and need a truck to go to work. There are many many gig workers nowadays. People who need affordable housing also need parking spaces. For the project to provide affordable housing, but no parking, doesn't seem to be a sincere proposal.

The hearing for this project was scheduled for this Thursday Oct 28, 2021. But it was canceled. I would like to know if the hearing will be rescheduled. If so, when?

Please let me know which method will be the best way to express our concerns? As a group or individually? Should we just write to your office? Or should we also call Planning?

Let me know and I will let my neighbors and neighboring buildings know.

Thanks.

Alexander Truong <alexander.truong@lacity.org>
To: anita to <anitato3988@gmail.com>
Cc: Emma Howard <emma.howard@lacity.org>

Tue, Oct 26, 2021 at 7:18 PM

Hello,

Emma Howard, thank you for clarifying the process that these projects typically undergo.

Anita we can set up a meeting telephonically. Would you like only me from Planning to attend?

Thanks,
Alex

On Mon, Oct 25, 2021 at 6:03 PM anita to <anitato3988@gmail.com> wrote:

I would like to meet with you and the planning department to express my neighbors and my concern about this project.

I felt very hopeless on this issue as a stakeholder in the neighborhood, I feel like I have no voice.

Parking in downtown LA is already expensive. As a RE development consultant and realtor, I can feel the lack of and high rate of parking has already affected the leases and sales in the area. Many adaptive reuse projects already don't have enough parking spaces for residents. This reduced or zero parking policy probably won't help the growth of downtown LA. The project has residential units and hotel and commercial spaces. It is crazy to imagine a project with this kind of density providing only about 11% parking will be approved anywhere in the world even with really good public transit system.

As for the affordable housing parts of this proposal or many other proposals in other areas, I would like to see a study or survey of the needs of the affordable families. For many people I work with or that I know of, who are qualified for affordable housing, drive far and need cars for work. Many of them drive trucks. As many people can work at home, there are also many MANY gig workers nowadays. I wonder what are these affordable units" target market is? Young professional? Singles? I think a single mom even with one young child will find it difficult to live without a car. Firemen who need to travel far to work probably won't choose to live there either. Construction workers who need to carry tools in the truck won't fit in this development affordable housing profile.

If it is a state mandate, I guess there is nothing my neighbors and I can do. But by blind stamping these "incentive" projects really will solve the housing crisis? Is the housing crisis just a planning and zoning issue? Isn't mobility should be part of the solutions? Convenience of services? Safety?

Is increasing density and reducing open spaces good for the neighborhood and the environment? Are there other mitigation measures that the developer should provide in addition to the almost meaningless affordable units with zero

parking? Are these affordable units really affordable If someone is qualified for the affordable unit, but he/she must pay very high lease of the only car he/she needs for work?

The bottom line is: Is this really a good project for the neighborhood and for the State of California? High density, low mobility, reduced open spaces, in exchange for 15% very exclusive low income housing units?

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Emma G. Howard (*she/her*)
Planning Director
Office of Councilmember Kevin de León
200 N. Spring Street, Suite 425
Los Angeles, CA 90012



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Thanks.



Alexander Truong

Preferred Pronouns: He, His, Him

City Planning Associate

Los Angeles City Planning

200 N. Spring St., Room 763

Los Angeles, CA. 90012

Planning4LA.org

T: (213) 978-3308





Alexander Truong <alexander.truong@lacity.org>

Regarding Lack of parking for 121 West 3rd St. Project.

1 message

D Suyehara <dsuyehara@gmail.com>

Mon, Oct 25, 2021 at 6:41 PM

To: alexander.truong@lacity.org, emma.howard@lacity.org

Cc: anita to <anitato@yahoo.com>

Zero parking at the 121 West 3rd street project will not help the affordable housing issue. People who need affordable housing need parking. Reducing parking will worsen the affordable housing crisis further. Please insist the developer provides parking for each unit to prevent congestion in a very dense historic part of the city. Please think of the consequences to the future tenants of this project as well as the impact to existing tenants.



Alexander Truong <alexander.truong@lacity.org>

Support for 121 West 3rd St development

1 message

Dan Schrage <mail@danschrage.com>
To: Alexander.truong@lacity.org

Mon, Oct 25, 2021 at 2:46 PM

Dear Alex,

I write to express my support for the 15-story project at 3rd and Spring--[121 West 3rd St](#). I am a resident and condo owner in the Douglas Building (257 S Spring St) directly across the street, so this new project really is in my backyard!

I want to particularly voice my support for the reduced parking requirements, density bonus, and FAR variance. Los Angeles has an affordable housing crisis, and anything we can do to increase density and the supply of housing is a step towards alleviating that. Professionally, I'm a sociologist at USC, and the policy research is quite clear that reducing (and even eliminating!) minimum parking requirements is an important tool for increasing the supply of affordable housing. Downtown LA is especially well positioned to take advantage of this--especially at 3rd and Spring, with its proximity to both the Red/Purple (B/D) line at Pershing Square and the new 2nd and Broadway Expo/Gold (E/L) line station set to open in 2022.

I know that some of my neighbors in the Douglas and other nearby buildings oppose this development, and I wanted to provide another voice to make clear that they don't represent everyone, and many of us support both the development in general and the reduced parking and increased density in particular.

Best,
Dan



Alexander Truong <alexander.truong@lacity.org>

Support for 121 West 3rd Street

1 message

Ann Owens <ann.owens@gmail.com>
To: Alexander.truong@lacity.org

Sun, Oct 24, 2021 at 8:04 PM

Dear Mr. Truong,

I am a homeowner and tenant at [257 S Spring St](#) (the Douglas Building) in downtown LA. I wanted to write to express my support for the development at [121 West 3rd Street, across the street](#) from my building. I understand the scheduled Public Hearing has been canceled, so I thought I'd contact you directly. I know that public hearings tend to attract people opposed to plans while people who support plans tend to stay quiet, so I wanted to be sure to write to express my support.

Los Angeles is facing an affordable housing crisis, and dense developments like the one proposed at [121 W 3rd St](#) are key to addressing this issue. Downtown LA needs as many units as possible, as quickly as possible. Density bonuses and parking exceptions are key ways to increase the number of units and the number of affordable units. Scholarly research shows that reducing parking requirements has positive impacts on affordable housing and the environment. Given that an Expo line station will open down the street from this development in 2022, a large building with reduced parking requirements makes perfect sense. We need to prioritize people over parking and build as many housing units as possible, rather than as many parking spots as possible. In the long-term, high-density buildings and reduced parking are also key to promoting public transit in LA, key for mitigating climate change impacts.

Thank you for your attention, and I hope my neighbors support this plan as well. Please let me know if you need any additional information or if I should direct my comments to anyone else.

Best,
Ann Owens
(708)829-7006


INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. The Commission's ROPs can be accessed at <http://planning.lacity.org>, by selecting "Commissions, Boards & Hearings" and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat toolbar  to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

ADAMS BROADWELL JOSEPH & CARDOZO

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TARA C. RENGIFO

Of Counsel

MARC D. JOSEPH
DANIEL L. CARDOZO

**Not admitted in California.
Licensed in Colorado.*

January 3, 2022

Via Email Only

City Planning Commission
c/o Commission Executive Assistant
City of Los Angeles Planning Department
Email: cpc@lacity.org

Alex Truong, City Planning Associate
Email: alexander.truong@lacity.org

Re: Preliminary Comments on 121 West 3rd Street Project (Case Number: ENV-2021-3039-CE, CPC-2021-3038-DB-SPR-HCA)

Dear Commissioners, Mr. Truong:

On behalf of Coalition for Responsible Equitable Economic Development Los Angeles (“CREED LA”), we submit these preliminary comments regarding the 121 West 3rd Street Project (Case Number: ENV-2021-3039-CE,¹ CPC-2021-3038-DB-SPR-HCA) (“Project”), including the City of Los Angeles’ (“City”) Findings Supporting a Categorical Exemption (“Findings”)² prepared pursuant to the California Environmental Quality Act (“CEQA”).³ The Project will be considered by the City Planning Commission (“CPC”) at its January 13, 2021 meeting.

The Project is proposed by 129 W 3rd Street, LLC, Grant King, and Relevant Living, LCC (collectively “Applicant”) to be located at 121 West 3rd Street, 252 South Spring Street, and 244-246 South Spring Street (Assessor Parcel Numbers 5149-007-007 and 5149-007-001) in the City of Los Angeles (“City”).⁴ The Project seeks to construct a new mixed-use building containing 331 residential dwelling

¹ Also referred to as ENV-2021-3039-EAF in the Findings.

² City of Los Angeles Department of City Planning, Findings Supporting a Categorical Exemption (July 2021) (“Findings”).

³ Pub. Resources Code (“PRC”) §§ 21000 et seq.; 14 Cal. Code Regs. (“CCR” or “CEQA Guidelines”) §§ 15000 et seq.

⁴ Findings, p. 8.
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units, and approximately 6,350 square feet of ground-floor commercial uses.⁵ The proposed building would be approximately 220,160 square feet in size and include 15 stories with a maximum height of 195 feet.⁶ The Project would require a Density Bonus to allow for an increase of 35 percent in the allowable Floor Area Ratio (“FAR”) for a total of 8.0:1 and an Off-Menu Incentive for an increase in height to permit a maximum building height of 195 feet and a Waiver of Development Standards to eliminate the requirement of automobile parking for residential uses. The Project site is zoned [Q]C4-4D and designated for Regional Center Commercial land uses by the Central City Community Plan.⁷ The Q designation restricts the height of development to 150 feet.

Project construction would take approximately 16 months and would include removal of surface parking lot, excavation, grading, foundation, construction of the concrete structure, modular installation, and finishing.⁸ The Project site is within a “disadvantaged community,” meaning the community is “disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure or environmental degradation” and the community contains “concentrations of people that are of low income, high unemployment, low levels of home ownership, high rent burden, or low levels of educational attainment.”⁹ Construction and operation of the Project would further exacerbate the already disproportionate environmental impacts to the neighboring community.

The Applicant requests the following entitlements: 1) a Density Bonus to allow the Project to have 331 residential dwelling units, an On-Menu Incentive to increase the allowable FAR to 8.0:1 in lieu of the otherwise permitted 6:1 FAR under the City Center Redevelopment Plan Area, and an Off-Menu Incentive to increase the allowable height limit to 195 feet in lieu of the otherwise permitted 150 feet by Q Condition per Ordinance No. 164307-SA555,¹⁰ and a waiver of Development Standards to eliminate the requirement of automobile parking for residential uses; and 2) a Site Plan Review pursuant to LAMC Section 16.05 for a development project that results in an increase of 50 or more dwelling units and/or

⁵ Findings, p. 8.

⁶ *Id.*

⁷ *Id.* at 11.

⁸ *Id.* at 25.

⁹ Health and Safety Code § 39711(a).

¹⁰ Los Angeles Ordinance No. 164307. Available at:

<https://planning.lacity.org/eir/WilshireGrandRedevProj/DEIR/DEIR%20Appendices/Appendix%20II.1.pdf>.

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guest rooms.¹¹

Our review of the Findings and accompanying technical reports demonstrates that the Project has potentially significant environmental impacts that the City failed to disclose or mitigate, and does not qualify for a Class 32 exemption or any other CEQA exemption. As described more fully below, the proposed Project will result in significant effects relating to air quality, and may not be adequately served by all required utilities and public services. The Project thus fails to meet the facial requirements to qualify for a Class 32 Categorical Exemption.

Furthermore, categorical exemptions necessarily include an implied finding that the project has no significant effect on the environment. Public agencies utilizing such exemptions must support their determination with substantial evidence.¹² The Findings lack substantial evidence to support a conclusion that the Project meets the Class 32 exemption requirements and is not subject to any exceptions to categorical exemptions. Rather, the record shows that the Project is likely to result in potentially significant impacts that were not disclosed or analyzed by the City before it concluded that the Project is exempt from CEQA review. An environmental impact report (“EIR”) is required to analyze and mitigate these impacts.

Finally, even if the Project qualified for a categorical exemption, substantial evidence supports a fair argument that the Project has potentially significant environmental impacts due to air quality and greenhouse gas emissions and cumulative impacts of projects in the area. These impacts render any categorical exemption inapplicable.¹³

We reviewed the Findings and Project documents with the assistance of CREED LA’s expert consultants, whose comments and qualifications are attached. For the reasons discussed herein, we urge the CPC to find that the Project does not qualify for the Class 32 exemption proposed by the City, and remand the Project to Staff to prepare a legally adequate EIR to fully disclose and mitigate the Project’s potentially significant environmental impacts.

¹¹ Findings, p. 34.

¹² PRC § 21168.5.

¹³ 14 CCR § 15300.2 (b), (c).

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We prepared these comments with the assistance of air quality and hazards expert James Clark, Ph.D. Dr. Clark's technical comments and curriculum vitae are attached hereto as Exhibit A.¹⁴ Dr. Clark concludes that the Project's construction emissions will exceed applicable significance thresholds, and that Greenhouse Gas ("GHG") emissions from Project construction and operation are underestimated and potentially significant. The City failed to accurately disclose the severity of these impacts and fails to mitigate them because the Director relied on an inapplicable CEQA exemption to approve the Project.

We reserve the right to supplement these comments at later hearings and proceedings on this Project.¹⁵

I. STATEMENT OF INTEREST

CREED LA is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential public and worker health and safety hazards, and the environmental and public service impacts of the Project. The coalition includes the Sheet Metal Workers Local 105, International Brotherhood of Electrical Workers Local 11, Southern California Pipe Trades District Council 16, along with their members, their families, and other individuals who live and work in the City of Los Angeles.

Individual members of CREED LA and its member organizations include John Ferruccio, Jorge L. Aceves, John P. Bustos. These individuals live, work, recreate and raise their families in the City of Los Angeles and surrounding communities. Accordingly, they would be directly affected by the Project's environmental and health and safety impacts. Individual members may also work on the Project itself. They will be first in line to be exposed to any health and safety hazards that exist onsite.

In addition, CREED LA has an interest in enforcing environmental laws that encourage sustainable development and ensure a safe working environment for its members. Environmentally detrimental projects can jeopardize future jobs by

¹⁴ See **Exhibit A**, James Clark, Comments on Letter of Determination supporting a Categorical Exemption for the 2233-2251 E Jesse St Project in Los Angeles, CA Case Number ENV-2021-4709-EAF ("Clark Comments").

¹⁵ Gov. Code § 65009(b); Cal. Pub. Res. Code ("PRC") § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* ("Bakersfield") (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.
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making it more difficult and more expensive for business and industry to expand in the region, and by making the area less desirable for new businesses and new residents. Indeed, continued environmental degradation can, and has, caused construction moratoriums and other restrictions on growth that, in turn, reduce future employment opportunities.

II. THE PROPOSED EXEMPTION DETERMINATION FAILS TO COMPLY WITH CEQA'S PURPOSE AND GOALS

CEQA requires that an agency analyze the potential environmental impacts of its proposed actions in an EIR except in certain limited circumstances.¹⁶ The EIR is the very heart of CEQA.¹⁷ “The foremost principle in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.”¹⁸

CEQA has two primary purposes. First, CEQA is designed to inform decision makers and the public about the potential, significant environmental effects of a project.¹⁹ “Its purpose is to inform the public and its responsible officials of the environmental consequences of their decisions before they are made. Thus, the EIR ‘protects not only the environment but also informed self-government.’”²⁰ The EIR has been described as “an environmental ‘alarm bell’ whose purpose it is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return.”²¹

Second, CEQA requires public agencies to avoid or reduce environmental damage when “feasible” by requiring “environmentally superior” alternatives and all feasible mitigation measures.²² The EIR serves to provide agencies and the public with information about the environmental impacts of a proposed project and to “identify ways that environmental damage can be avoided or significantly

¹⁶ See, e.g., PRC § 21100.

¹⁷ *Dunn-Edwards v. BAAQMD* (1992) 9 Cal.App.4th 644, 652.

¹⁸ *Communities. for a Better Env. v. Cal. Res. Agency* (2002) 103 Cal. App.4th 98, 109 (“*CBE v. CRA*”).

¹⁹ 14 Cal. Code Regs. § 15002(a)(1).

²⁰ *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553, 564.

²¹ *Berkeley Keep Jets Over the Bay v. Bd. of Port Comm’rs.* (2001) 91 Cal. App. 4th 1344, 1354 (“*Berkeley Jets*”); *County of Inyo v. Yorty* (1973) 32 Cal.App.3d 795, 810.

²² 14 CCR § 15002(a)(2) and (3); see also *Berkeley Jets*, 91 Cal.App.4th at 1354; *Citizens of Goleta Valley*, 52 Cal.3d at p. 564.

reduced.”²³ If the project will have a significant effect on the environment, the agency may approve the project only if it finds that it has “eliminated or substantially lessened all significant effects on the environment where feasible” and that any unavoidable significant effects on the environment are “acceptable due to overriding concerns.”²⁴

Under CEQA, mitigation measures must be fully enforceable through permit conditions, agreements or other legally binding instruments.²⁵ A CEQA lead agency is precluded from making the required CEQA findings to approve a project unless the record shows that all uncertainties regarding the mitigation of impacts have been resolved. For this reason, an agency may not rely on mitigation measures of uncertain efficacy or feasibility.²⁶ This approach helps “ensure the integrity of the process of decision by precluding stubborn problems or serious criticism from being swept under the rug.”²⁷

CEQA identifies certain classes of projects which are exempt from the provisions of CEQA, called categorical exemptions.²⁸ Categorical exemptions apply to certain narrow classes of activities that generally do not have a significant effect on the environment.²⁹ Public agencies utilizing such exemptions must support their determination with substantial evidence.³⁰ CEQA exemptions are narrowly construed and “[e]xemption categories are not to be expanded beyond the reasonable scope of their statutory language.”³¹ Erroneous reliance by a lead agency on a categorical exemption constitutes a prejudicial abuse of discretion and a violation of CEQA.³² “[I]f the court perceives there was substantial evidence that the project might have an adverse impact, but the agency failed to secure

²³ 14 Cal. Code Regs. §15002(a)(2).

²⁴ PRC § 21081; 14 CCR § 15092(b)(2)(A) & (B).

²⁵ CEQA Guidelines, § 15126.4, subd. (a)(2).

²⁶ *Kings County Farm Bureau v. County of Hanford* (1990) 221 Cal.App.3d 692, 727-28 (a groundwater purchase agreement found to be inadequate mitigation because there was no record evidence that replacement water was available).

²⁷ *Concerned Citizens of Costa Mesa, Inc. v. 32nd Dist. Agricultural Assn.* (1986) 42 Cal.3d 929, 935.

²⁸ PRC § 21084(a); 14 CCR §§ 15300, 15354.

²⁹ *Id.*

³⁰ PRC § 21168.5.

³¹ *Mountain Lion Found. v. Fish & Game Com.* (1997) 16 Cal.4th 105, 125; *McQueen*, 2 Cal.App.3d at 1148.

³² *Azusa*, 52 Cal.App.4th at 1192.

preparation of an EIR, the agency's action must be set aside because the agency abused its discretion by failing to follow the law."³³

CEQA also contains several exceptions to categorical exemptions. In particular, 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,"³⁴ or where there is a reasonable possibility that the activity will have a significant effect on the environment, including (1) when "the cumulative impact of successive projects of the same type in the same place, over time is significant."³⁵ An agency may not rely on a categorical exemption if to do so would require the imposition of mitigation measures to reduce potentially significant effects.³⁶

The Findings and supporting Project documents fail to comply with CEQA's basic informational requirements, fail to disclose that the Project may result in significant effects relating to traffic, air quality, and water quality and that the Project may not be adequately served by all required utilities and public services. The Findings fail to incorporate all feasible mitigation measures to mitigate significant impacts from air quality, and GHGs. Ultimately, the City lacks substantial evidence to support its findings that a categorical exemption from CEQA review applies, and must instead prepare an EIR to fully disclose and mitigate the Project's potentially significant environmental impacts.

III. THE PROJECT DOES NOT QUALIFY FOR A CLASS 32 CATEGORICAL EXEMPTION FOR INFILL DEVELOPMENT PROJECTS

CEQA is "an integral part of any public agency's decision making process."³⁷ It was enacted to require public agencies and decisionmakers to document and consider the environmental implications of their actions before formal decisions are made.³⁸ CEQA requires an agency to conduct adequate environmental review prior to taking any discretionary action that may significantly affect the environment,

³³ *Dunn-Edwards Corp. v. Bay Area Air Quality Mgmt. Dist.* (1992) 9 Cal.App.4th 644, 656).

³⁴ 14 CCR § 15300.2(c).

³⁵ 14 CCR § 15300.2(b).

³⁶ *Salmon Pro. & Watershed Network v. County of Marin* ("SPAWN") (2004) 125 Cal.App.4th 1098, 1198-1201.

³⁷ Pub. Resources Code § 21006.

³⁸ *Id.*, §§ 21000, 21001.

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unless an exemption applies.³⁹ Categorical exemptions apply to classes of projects that are determined to be exempt because they do not have a significant effect on the environment.⁴⁰ “Thus an agency’s finding that a particular proposed project comes within one of the exempt classes necessarily includes an implied finding that the project has no significant effect on the environment.”⁴¹ “It follows that where there is any reasonable possibility that a project or activity may have a significant effect on the environment, an exemption would be improper.”⁴²

CEQA exemptions must be narrowly construed and are not to be expanded beyond the scope of their plain language.⁴³ They should not be construed so broadly as to include classes of projects that do not normally satisfy the requirements for a categorical exemption.⁴⁴

To qualify for a categorical exemption, a lead agency must provide “substantial evidence to support [its] finding that the Project will not have a significant effect.”⁴⁵ “Substantial evidence” means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency.⁴⁶ If a court locates substantial evidence in the record to support the agency’s conclusion, the agency’s decision will be upheld.⁴⁷ If, however, the record lacks substantial evidence, as here, a reviewing court will not uphold an exemption determination.

Section 15332 of the CEQA Guidelines provides an exemption from CEQA for projects characterized as in-fill development meeting the conditions:

³⁹ *Id.*, § 21100(a); see also CEQA Guidelines § 15004(a).

⁴⁰ *Muzzy Ranch Co. v. Solano County Airport Land Use Com.* (2007) 41 Cal.4th 372, 380.

⁴¹ *Davidon Homes v. City of San Jose* (1997) 54 Cal.App.4th 106, 115.

⁴² *Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal.App.4th 1165, 1191 (“*Azusa Land Reclamation*”), quoting *Wildlife Alive v. Chickering* (1976) 18 Cal.3d 190, 205–206.

⁴³ *Castaic Lake Water Agency v. City of Santa Clarita* (1995) 41 Cal.App.4th 1257.

⁴⁴ *Azusa Land Reclamation* (1997) 52 Cal.App.4th 1165, 1192.

⁴⁵ *Banker’s Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, 269.

⁴⁶ CEQA Guidelines § 15384.

⁴⁷ *Bankers Hill Hillcrest*, 139 Cal.App.4th at 269.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

To qualify for a categorical exemption, the Project also may not be subject to any exceptions under CEQA Guidelines Section 15300.2, including location, cumulative effects, significant effects, or impacts on scenic highways, hazardous waste sites, or historic resources.⁴⁸

Each of the impacts discussed below render the Class 32 exemption facially inapplicable to the Project, and constitute exceptions to the exemption under CEQA Guidelines Section 15300.2((b) and/or (c).

A. An Exemption is Inapplicable Because the Project is Not Consistent with the General Plan Designation and all Applicable General Plan Policies

The Project is inconsistent with several local plans and policies, including the General Plan, rendering the Class 32 exemption inapplicable. These inconsistencies also constitute significant impacts under CEQA.⁴⁹

Appendix C of the Findings Supporting a Categorical Exemption states that the Project “could have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.”⁵⁰ As discussed below, the Findings omit an analysis of GHG emissions from the Project’s diesel-powered backup generator. Dr. Clark concludes

⁴⁸ 14 Cal. Code Regs § 15300.2(a)-(f).

⁴⁹ *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 783-4, 32 Cal.Rptr.3d 177; see also, *County of El Dorado v. Dept. of Transp.* (2005) 133 Cal.App.4th 1376.

⁵⁰ Appendix C: 121 W 3rd Street Mixed Use Development, Focus Air Quality and Greenhouse Gas Impact Evaluation, City of Los Angeles, CA, p. 6.

operation of the generator may constitute a significant source of GHG pollutants.⁵¹ There is substantial evidence demonstrating that the Project may result in potentially significant, unmitigated GHG emissions that would cause the Project to conflict with applicable GHG policies, including L.A.'s Green New Deal Pathway which calls for reductions in GHG emissions to 50% below 1990 levels by 2025; 73% below 1990 levels by 2035; and becoming carbon neutral by 2050.⁵² The Findings do not adequately resolve or mitigate the Project's inconsistencies with these GHG goals and policies. The City must prepare an EIR which adequately analyzes the impacts associated with the conflict with policies to reduce emissions of GHGs.

The Findings also fail to disclose that the Project is inconsistent with applicable general plan designations and policies, as well as with applicable zoning designation and regulations. The City therefore lacks substantial evidence to support the necessary consistency determination to support a Class 32 exemption. The Project site is zoned [Q]C4-4D and designated for Regional Center Commercial land uses by the Central City Community Plan. The Q designation restricts the height of development to 150 feet. The Applicant proposes to construct the Project with a new 15-story, 195-foot high multifamily residential dwelling building with 331 units with 37 or 11% of the total units, reserved for Very Low Income households, and approximately 6,350 square feet of ground floor commercial uses. The total floor area of the building is proposed to be 220,160 square feet, with an FAR of 8.0:1. The zoning designation allows a 6:1 FAR under the City Center Redevelopment Plan Area and zoning designation D.

The Project is not consistent with the City Center Redevelopment Plan which requires a 6:1 FAR. The Project also directly contravenes the zoning requirement which prohibits building above 150 feet, and the requirement that the R5 zone be reserved for commercial and industrial uses.

Further, the Project will not be in harmony with the objectives and intent of the Central City Community Plan, as required by Ordinance No. 164307-SA555.⁵³ The Central City Community Plan's objectives include "providing a variety of

⁵¹ Clark Comments, p. 4.

⁵² L.A.'s Green New Deal, Sustainable City pLAn (2019). Available at: https://plan.lamayor.org/sites/default/files/pLAn_2019_final.pdf.

⁵³ Los Angeles Municipal Ordinance No. 164307, p. 60.
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housing opportunities with compatible new housing.”⁵⁴ The housing developed within the Project is not “compatible new housing” as the housing is not compatible with existing land use. The Central City Community Plan also aims to preserve and enhance the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.⁵⁵ The Project’s inconsistency with the height zoning designation causes the Project to contravene the Central City Community Plan as a result. This constitutes a significant impact under CEQA.

The Project also contravenes the General Plan Framework Element by failing to reduce traffic congestion and exacerbating air quality. The Project will add an additional 1,000 new average daily trips and provides no countervailing measures or mitigation measures to reduce associated impacts.⁵⁶ The Project requires mitigation in order to comply with the Framework Element, making it ineligible for a CEQA exemption. In particular, the Project should implement Transportation Demand Strategies like those laid out in Appendix B1 Mobility 2035 to “improve mobility and decrease negative impacts such as traffic congestion and air pollution. TDM strategies can include: ride-sharing, providing commuter subsidies, promoting walking and biking, and encouraging flexible work schedules.”⁵⁷ The City should prepare an EIR to address these inconsistencies.

B. The City Cannot Make the Findings Necessary to Approve the Density Bonus Due to the Project’s Significant, Unmitigated Environmental and Public Health Impacts

The Density Bonus Law authorizes the City to deny requested density bonus units incentives, concessions, and waivers where the resulting project would have a “specific adverse impact” on public health and safety or the physical environment.⁵⁸ A denial is warranted here because the Findings fail to disclose and mitigate

⁵⁴ Central City Community Plan, p. 11-2. Available at: https://planning.lacity.org/odocument/2ddbde0-a8fb-46e3-a151-f52fd09cc084/Central_City_Community_Plan.pdf.

⁵⁵ *Id.*

⁵⁶ Los Angeles Department of City Planning, DCP Application form, (Filed June 8, 2021) p. 2 of 8, <https://planning.lacity.org/pdiscaseinfo/document/NjY4Mg0/532f8e86-06a9-44b1-8001-06cd07316c90/esubmit>.

⁵⁷ Los Angeles Department of City Planning, Mobility Plan 2035 An Element of the General Plan (February 2015) <https://planning.lacity.org/eir/mobilityplan/deir/files/Appendix%20B1%20Mobility%202035.pdf>.

⁵⁸ See OPC, §§ 17.107.100(B); 17.107.095.A.1.
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several potentially significant, unmitigated environmental impacts that are likely to be caused or exacerbated by the Project.

As discussed below, there is substantial evidence demonstrating that the Project is likely to have significant and unmitigated impacts on public health from excess construction emissions, as well as significant environmental impacts on air quality, from GHGs. Because the City failed to prepare an EIR for the Project, these impacts have not been fully disclosed or mitigated, as required by CEQA.⁵⁹

The Density Bonus Law provides that projects with adverse impacts warrant denial unless the approving agency is able to find that “there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.”⁶⁰ The City has not performed the requisite CEQA analysis to evaluate the cost and feasibility of mitigation required to reduce the Project’s impacts to the greatest extent feasible. Therefore, the City lacks substantial evidence to support a finding that there is “no feasible method” of mitigating these impacts without rendering the Project’s affordability component infeasible. As a result, the City cannot make the requisite findings to approve a density bonus in the face of the Project’s significant public health and environmental impacts.

The City should deny the requested density bonus unless and until the City prepares an EIR to fully disclose and mitigate these impacts to the greatest extent feasible.⁶¹

C. An Exemption is Inapplicable Because The Project May Result in Significant Effects Relating to Air Quality

The Findings do not adequately analyze or mitigate the Project’s air quality and health risk impacts. As a result, the City lacks substantial evidence to support its reliance on a categorical exemption. By contrast, there is substantial evidence demonstrating that the Project may exacerbate health outcomes in the surrounding community by contributing toxic air contaminants (“TACs”) during construction and operation, resulting in a significant health risk impact that the Findings fail to

⁵⁹ Pub. Res. Code §§ 21002.1(a), 21100(b)(3).

⁶⁰ See OPC, sec. 17.107.100(B).

⁶¹ OPC, § 17.107.100(B) (density bonus cannot be approved where it would release in an adverse impact, as defined by Gov. Code, § 65589.5(d).)

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disclose. The Project will contribute to more than 1,144 daily vehicle trips, and the loading docks will draw diesel trucks to the Project site.⁶² Additionally, construction truck trips will further contribute to the localized TAC emissions from the Project. An exemption under Class 32 is not applicable to the Project because the Project has potentially significant impacts associated with air quality and health risk that must be mitigated in an EIR.

i. The City Failed to Conduct a Health Risk Analysis

The City lacks substantial evidence to support its reliance on an exemption because the City failed to analyze the health risk impacts of Project construction to on-site workers or nearby sensitive receptors. The Findings provide that the nearest sensitive receptors are the multi-family residential uses located approximately 80 feet to the west of the Project Site.⁶³ CEQA requires lead agencies to disclose the health risks posed by hazardous air pollutants released during construction on sensitive receptors. Construction workers and nearby residents are sensitive receptors at the greatest risk of exposure due to their close proximity to the Project's TAC emissions during Project construction.

CEQA requires that a project's health risks "must be 'clearly identified' and the discussion must include 'relevant specifics' about the environmental changes attributable to the Project and their associated health outcomes."⁶⁴ Courts have held that an environmental review document must disclose a project's potential health risks to a degree of specificity that would allow the public to make the correlation between the project's impacts and adverse effects to human health.⁶⁵ Instructively, the Office of Environmental Health Hazard Assessment's ("OEHHA") risk assessment guidelines recommend a formal health risk analysis ("HRA") for short-term construction exposures lasting longer than 2 months and exposures from projects lasting more than 6 months should be evaluated for the duration of the project.⁶⁶

⁶² Clark Comments, p. 7.

⁶³ Findings, p. 55.

⁶⁴ *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 518–522; *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184.

⁶⁵ *Id.*

⁶⁶ Office of Environmental Health Hazard Assessment (OEHHA), Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments, February 2015 (OEHHA 2015), Section 8.2.10: Cancer Risk Evaluation of Short Term Projects, pp. 8-17/18; <https://oehha.ca.gov/air/crnrr/notice-adoption-air-toxics-hot-spots-program-guidance-manual-preparation-health-risk-0>.

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The construction of this Project will last for 16 months. The nearest sensitive receptors are the multi-family residential uses located approximately 80 feet (~25 meters) to the west of the Project Site, in addition to Project construction workers.⁶⁷ CEQA requires that the health risk from each of these construction phases on these receptors be quantified and disclosed. And under the OEHHA risk assessment guidelines, which are used throughout California for assessing health risks under CEQA, the Project should be subject to a quantified HRA.

Project construction would consume an estimated 20,371 gallons of diesel fuel. Diesel exhaust has been linked to a range of serious health problems including an increase in respiratory disease, lung damage, cancer, and premature death. Fine DPM is deposited deep in the lungs in the smallest airways and can result in increased respiratory symptoms and disease; decreased lung function, particularly in children and individuals with asthma; alterations in lung tissue and respiratory tract defense mechanisms; and premature death. Exposure to DPM increases the risk of lung cancer. It also causes non-cancer effects including chronic bronchitis, inflammation of lung tissue, thickening of the alveolar walls, immunological allergic reactions, and airway constriction. DPM is a TAC that is recognized by state and federal agencies as causing severe health risk.

Dr. Clark concludes that the construction activities associated with the Project will cause unmitigated and mitigated emissions of DPM from the Project site ranging between 0.64 pounds per day (lbs/day) to 0.80 lbs/day.⁶⁸ Dr. Clark concluded that criteria pollutants such as ozone and particulate matter associated with project construction can lead to a host of respiratory impacts and diminishment of quality of life.⁶⁹ Dr. Clark further concluded that the 16-month construction period may cause nearby sensitive receptors to be subjected to exposure of TACs emitted from Project construction, including diesel particulate matter, a known carcinogen.⁷⁰ Dr. Clark concluded that “There can be a substantial increase in the cancer risk even from ‘short’ exposures like the 16-month construction phase” of this Project.⁷¹ Dr. Clark found that the Findings shows that unmitigated and mitigated emissions of DPM from the Project site would range

⁶⁷ Findings, p. 23.

⁶⁸ Clark Comments, p. 7.

⁶⁹ *Id.*

⁷⁰ Clark Comments, p. 8.

⁷¹ *Id.*

between 0.64 pounds per day (lbs/day) to 0.80 lbs/day. Dr. Clark concluded that this may constitute a significant health risk impact to the surrounding community.

A quantified HRA is commonly conducted to determine if a Project's construction hazardous air pollutant ("HAP") emissions would cause a significant health impact.⁷² The HRA is based on pollutants other than conventional air quality pollutants; that is, other than ROG, NO_x, PM₁₀, PM_{2.5}, CO, and SO₂.

Construction equipment emits DPM, which is a HAP and potent carcinogen.⁷³ Construction workers and nearby residents and sensitive receptors will be exposed to DPM emissions during construction. An EIR must be prepared which adequately links the Project's air quality effects to human health consequences.⁷⁴

ii. Project Impacts Associated with Diesel Exhaust from the Backup Generator May be Significant

The City lacks substantial evidence to support its reliance on a categorical exemption because the City failed to quantify, analyze and mitigate the Project's air quality impacts associated with the backup generator. In fact, the City neglected to even mention the presence of the required onsite emergency backup generator. Dr. Clark concludes that, "[b]y excluding the diesel powered backup generator from the air quality analysis the City has ignored a significant source of toxic air contaminants and potential greenhouse gas pollutants."⁷⁵ The diesel exhaust from the backup generator may contain 40 toxic substances, including TACs and

⁷² Office of Environmental Health Hazard Assessment (OEHHA), Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessment, February 2015; may be requested at <https://oehha.ca.gov/media/downloads/crmr/2015guidancemanual.pdf>.

⁷³ Cal/EPA OEHHA and American Lung Association of California, Health Effects of Diesel Exhaust; <https://oehha.ca.gov/media/downloads/calenviroscreen/indicators/diesel4-02.pdf>. See also OEHHA, Appendix A: Hot Spots Unit Risk and Cancer Potency Values, p. 1 (DPM unit risk = 3 E-4); <https://oehha.ca.gov/media/CPFs042909.pdf> and OEHHA, Diesel Exhaust Particulate; [https://oehha.ca.gov/chemicals/diesel-exhaust-particulate#:~:text=Cancer%20Potency%20Information&text=Listed%20as%20Particulate%20Emissions%20from,\(ug%2Fm3\)%2D1](https://oehha.ca.gov/chemicals/diesel-exhaust-particulate#:~:text=Cancer%20Potency%20Information&text=Listed%20as%20Particulate%20Emissions%20from,(ug%2Fm3)%2D1).

⁷⁴ *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 519; *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 134 Cal.App.4th 1184, 1220 ("After reading the EIRs, the public would have no idea of the health consequences that result when more pollutants are added to a nonattainment basin. On remand, the health impacts resulting from the adverse air quality impacts must be identified and analyzed in the new EIRs.").

⁷⁵ Clark Comments, p. 4.
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according to Dr. Clark, “may pose a serious public health risk for residents in the vicinity of the facility.”⁷⁶ The health risk posed by exposure to diesel exhaust is required to be disclosed as part of the City’s CEQA review for the Project.

Further, according to SCAQMD Rules 1110.2 and 1470, back-up generators are allowed to operate for up to 200 hours per year and maintenance can require operation for up to 50 hours per year.⁷⁷ The Project’s back-up generator can therefore reasonably be expected to operate up to 250 hours per year. The use of emergency generators is also expected to rise due to climate change and increased instances of Public Safety Power Shutoff (“PSPS”) events and extreme heat events. Extreme heat events are defined as periods where in the temperatures throughout California exceed 100 degrees Fahrenheit.⁷⁸ From January, 2019 through December, 2019, Southern California Edison reported 158 of their circuits underwent a PSPS event⁷⁹. In Los Angeles County two circuits had 4 PSPS events during that period lasting an average of 35 to 38 hours. The total duration of the PSPS events lasted between 141 hours to 154 hours in 2019. In 2021, the Governor of California declared that during extreme heat events the use of stationary generators shall be deemed an emergency use.⁸⁰ The increased use of backup generators associated with these increasingly common events may cause a reasonably foreseeable increase in operational diesel exhaust emissions associated with the Project which should have been analyzed in the Project’s CEQA document.

Diesel exhaust has been linked to a range of serious health problems including an increase in respiratory disease, lung damage, cancer, and premature death.⁸¹ Fine DPM is deposited deep in the lungs in the smallest airways and can result in increased respiratory symptoms and disease; decreased lung function, particularly in children and individuals with asthma; alterations in lung tissue and respiratory tract defense mechanisms; and premature death.⁸² Exposure to DPM increases the risk of lung cancer.⁸³ It also causes non-cancer effects including

⁷⁶ *Id.*

⁷⁷ South Coast Air Quality Management District, Rule 1110.2 subd. (i); South Coast Air Quality Management District, Rule 1470 subd.

⁷⁸ Governor of California. 2021. Proclamation of a state of emergency. June 17, 2021.

⁷⁹ SCAQMD. 2020. Proposed Amendment To Rules (PARS) 1110.2, 1470, and 1472. Dated December 10, 2020. http://www.aqmd.gov/docs/default-source/rule-book/Proposed-Rules/1110.2/1110-2_1470_1472/par1110-2_1470_wgm_121020.pdf?sfvrsn=6.

⁸⁰ 17 CCR § 93115.4 subd. (a)(30)(A)(2).

⁸¹ Clark Comments, p. 6.

⁸² *Id.*

⁸³ *Id.*

chronic bronchitis, inflammation of lung tissue, thickening of the alveolar walls, immunological allergic reactions, and airway constriction.⁸⁴ DPM is a TAC that is recognized by state and federal agencies as causing severe health risk because it contains toxic materials, unlike PM_{2.5} and PM₁₀.⁸⁵ The omission of a quantitative analysis of these emissions and their resulting health risk renders the City's proposed exemption determination unsupported. Dr. Clark concluded that the City must: 1) perform an air dispersion model of the sources on site and off site; 2) quantify the annual concentrations of DPM for each of the receptors; 3) perform a health risk assessment of the DPM concentrations consistent with the California Air Resources Board Toxic Hot Spot Guidance; and 4) present the results in an EIR.⁸⁶

iii. The City Failed to Analyze the Project's Cumulative Air Quality Impacts

The US EPA found that the Los Angeles-South Coast Air Basin is in nonattainment for lead, and serious nonattainment for particulate matter ("PM") PM_{2.5}.⁸⁷ The California Air Resources Board determined the South Coast Air Basin, the air basin encompassing the Project, is in nonattainment for ozone (O₃), and PM₁₀, and PM_{2.5}.⁸⁸ As Dr. Clark notes in his comments, the Project would increase the emissions of PM₁₀, PM_{2.5}, and ozone precursors, and thus would contribute to these exceedances of ambient air quality standards, resulting in significant cumulative air quality impacts.⁸⁹ The Project is likely to result in a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment.⁹⁰ Thus, a cumulative incremental increase in any of these pollutants may result in significant cumulative air quality impacts.⁹¹ Dr. Clark concludes that the Project's air quality contribution is "*per se* cumulatively significant."⁹² An exemption is inappropriate for a project with significant

⁸⁴ *Id.*

⁸⁵ Clark Comments, p. 6.

⁸⁶ *Id.* at 8.

⁸⁷ United States Environmental Protection Agency, Current Nonattainment Counties for All Criteria Pollutants (October 31, 2021) <https://www3.epa.gov/airquality/greenbook/ancl.html>.

⁸⁸ MND, p. 68 - 69.

⁸⁹ Clark Comments, p. 10.

⁹⁰ CEQA Guidelines Appendix G.

⁹¹ Cumulative impacts is also an exception to categorical exemptions under CEQA Guidelines Section 15300.2(b).

⁹² *Id.*

cumulative impacts. An EIR must be prepared which adequately analyzes and mitigates the Project's potentially significant cumulative air quality impacts.

iv. The Project Allows the Installation of Gas Stoves, Which May Contribute to Potentially Significant Air Quality Impacts

The Project may have potentially significant indoor air quality impacts due to the use of gas stoves in the Project's 331 units. Homes with gas stoves can have nitrogen dioxide concentrations that are 50-400 percent higher than homes with electric stoves.⁹³ Further, children in homes with gas stoves have a 24-42 percent increased risk of having asthma.⁹⁴ Gas stoves produce nitrogen dioxide, carbon monoxide, PM2.5, nitric oxide, nitrogen oxides, and formaldehyde and emissions from cooking with gas also include various volatile organic compounds ("VOCs") such as benzene and acrolein as well as polycyclic aromatic hydrocarbons ("PAH").⁹⁵ Gas stoves without exhaust hoods can produce levels of nitrogen dioxide that exceed EPA outdoor air quality standards.⁹⁶ Even if residents have exhaust hoods, a survey of over 350 California residents found that 40 to 60 percent did not use an exhaust hood or open windows while cooking.⁹⁷

The Project is within a disadvantaged community already disproportionately impacted by environmental pollutants. The installation and use of gas stoves on the Project site would increase localized pollutants and may expose residents and local receptors to unhealthful levels of pollutants. The Findings contains no analysis of this impact, which is potentially significant. The City should prepare an EIR with mitigation measures requiring that the Project only utilize electric stoves to protect public health from potentially significant indoor air pollution associated with gas stoves.

D. An Exemption is Inapplicable Because The Project May Result in Significant Effects Relating to Greenhouse Gas Emissions

An exemption is improper for this Project, because there is substantial evidence demonstrating that the Project may result in potentially significant

⁹³ Brady Seals, Indoor Air Pollution: the Link between Climate and Health (May 5, 2020) <https://rmi.org/indoor-air-pollution-the-link-between-climate-and-health>.

⁹⁴ Brady Anne Seals & Andee Krasner, Health Effects from Gas Stove Pollution (2020) <https://rmi.org/insight/gas-stoves-pollution-health>.

⁹⁵ *Id.* at 8.

⁹⁶ *Id.*

⁹⁷ *Id.* at 16.

greenhouse gas emissions. James Clark determined that operation of the diesel powered emergency generator may constitute a “significant source of toxic air contaminants and potential greenhouse gas pollutants.”⁹⁸ The Findings conclude, absent substantial evidence, that “the project’s emissions are below the SCAQMD’s draft screening threshold of 3,000 MTCO₂e for all land uses and; therefore, the impact is less than significant.”⁹⁹ The Findings fail to incorporate the potentially significant addition of the testing and operational uses of the diesel powered backup generator.

Substantial evidence demonstrates that the Project may result in GHG emissions in exceedance of allowable thresholds, and that the Project contravenes applicable policies and plans aimed at reducing GHGs emissions. The 2019 Green New Deal Pathway calls for cutting GHGs to 50% below 1990 levels by 2025; 73% below 1990 levels by 2035; and becoming carbon neutral by 2050.¹⁰⁰ By following the 2019 Green New Deal Pathway, L.A. cuts an additional 30% in GHG emissions above and beyond our 2015 pLAN and ensures L.A. stays within its carbon budget between now and 2050.¹⁰¹ “L.A.’s Green New Deal Pathway calls for the steepest near-term reductions in GHG emissions from building energy use than any other sector and cuts 50% of emissions by 2025 and 100% by 2050.”¹⁰² L.A.’s Green New Deal provides for the reduction of municipal GHG emissions 55% by 2025 and 65% by 2035 from 2008 baseline levels, allowing the City to reach carbon neutrality by 2045.¹⁰³ The Project does not comport with this trajectory, in fact, the Project directly contravenes L.A.’s Green New Deal, resulting in potentially significant, unmitigated GHG impacts.

The City must prepare an EIR to adequately analyze and mitigate potentially significant GHG impacts. The EIR should include mitigation measures to reduce the Project’s GHG and air quality impacts to a less than significant level. CREED’s experts recommend numerous measures, including:

- Require implementation of Tier 4 diesel control measures for off-road construction equipment and generators powered by diesel engines;

⁹⁸ Clark Comments, p. 4.

⁹⁹ Findings, Appendix C, p. 5.

¹⁰⁰ L.A.’s Green New Deal, Sustainable City pLAN (2019). Available at: https://plan.lamayor.org/sites/default/files/pLAN_2019_final.pdf

¹⁰¹ *Id.* at 12.

¹⁰² *Id.*

¹⁰³ *Id.* at 11.

- Repower or replace older construction equipment engines;
- Install retrofit devices on existing construction equipment;
- Use electric and hybrid construction equipment;
- Institute a heavy-duty off-road vehicle plan;
- Reduce vehicle miles traveled by increasing transit accessibility;
- Provide electric vehicle charging stations/parking;
- Implement an employee parking “cash-out” program;
- Implement transit access improvements; and
- Expand the transit network.

The City should implement these mitigation measures in an EIR to adequately mitigate all potentially significant GHG and air quality impacts from Project construction and operation.

IV. CONCLUSION

For the reasons discussed above, the City cannot approve the Project under a Class 32 exemption. An EIR must be circulated to provide legally adequate analysis of, and mitigation for, all of the Project’s potentially significant impacts. Until an EIR has been issued and recirculated, as described herein, the County may not lawfully approve the Project.

Thank you for your attention to these comments. Please include them in the record of proceedings for the Project.

Sincerely,

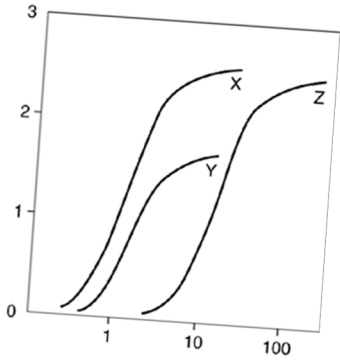


Kelilah D. Federman

KDF:acp

Attachment

EXHIBIT A



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Attn: Ms. Kelilah D. Federman

Subject: Comments On 121 West 3rd Street Project – Categorical Exemption

Dear Ms. Federman:

At the request of Adams Broadwell Joseph & Cardozo (ABJC), Clark and Associates (Clark) has reviewed materials related to the 2021 City of Los Angeles Draft Categorical Exemption of the above referenced project.

Clark’s review of the materials in no way constitutes a validation of the conclusions or materials contained within the plan. If we do not comment on a specific item this does not constitute acceptance of the item.

Project Description:

The proposed 121 W. 3rd Street Project (the “Project”) at 121 W. 3rd Street, 252 South Spring Street, and 244-246 South Spring Street in downtown Los Angeles (the “Project Site”). According to the City’s Findings Supporting A Categorical Exemption for the 121 W. 3rd Street Project, the Project would include clearing of the existing surface parking lot and the construction of a new mixed-use building containing 331 residential dwelling units, 37 of which (11 percent) would be restricted to Very-Low Income Households, and approximately 6,350 square feet of ground-floor commercial uses.

The proposed building would be approximately 220,160 square feet in size and would include 15 stories with a maximum height of 195 feet exclusive of rooftop appurtenances, railings/guardrails, stair and elevator shafts, and/or roof projections. The Project would include a total of 37 vehicular parking spaces in one level of subterranean parking containing and would provide 182 bicycle parking spaces including 162 long-term and 20 short-term spaces. The Project's ground floor would feature a lobby/reception area with access to the building's leasing office and mail room for residents with frontage along 3rd Street. Approximately 6,350 square feet of commercial spaces would be located on the ground floor with frontage along Spring Street. Building support spaces as well as the entrance to the subterranean parking area would be located on the ground level with access from the alley along the rear property line, Harlem Place.

The Project's 331 residential units would include 266 one-bedroom units, ranging from approximately 422 to 650 square feet, and 65 two-bedroom units, ranging from approximately 840 to 870 square feet, located on levels 2 through 15 of the building. From the second floor and above, the building would form a "U" shape around an internal courtyard open to the sky. A second-floor courtyard would feature residential amenities including landscape and seating areas. The building would also include a roof deck with resident amenity spaces including lounge areas, a fitness room, a pool, patio area, and common restrooms. The entire roof would be designated for passive lounge and recreation activity. Approximately 223 of the residential units would have private balconies.

The Project includes three parcels located at 121 W. 3rd Street, 252 S. Spring Street, and 244-246 S. Spring Street in the downtown community of the City of Los Angeles (the "City") and is associated with Assessor Parcel Numbers 5149-007-007 and 5149-007-001. The pre-dedicated lot area of the Project Site is approximately 0.63 acre (27,520 square feet) and is located at the eastern corner of W. 3rd Street and S. Spring Street. The Project Site fronts approximately 154 feet along the northerly side of W. 3rd Street and approximately 177 feet along the easterly side of Spring Street; the Project Site also fronts the alley Harlem Place. The Project Site is currently developed as a paved surface parking lot.

The Project is located in the downtown community of the City. The adjacent lots to the north, west and east of the Project Site are also zoned [Q]C4-4D. The Project Site is adjacent to a mixed-use condominium building across Spring Street, a commercial office building across W. 3rd Street, and a commercial building across Harlem Place. Immediately to the north, the property is developed with a

surface parking lot. To the west (across Spring Street), the property is developed with a multi-family residential building that is designated as a Los Angeles Historic Cultural Monument (No. 966). To the east, (across an alley) the properties are developed with commercial uses. Across the street to the south, the property is zoned [Q]PF-4D and developed with a government office building.

The Project would be constructed over approximately 16 months. Construction activities would include removal of surface parking lot, excavation, grading, foundation, construction of the concrete structure, modular installation, and finishing. Removal of the existing surface parking lot is anticipated to start in the first quarter of 2022, and construction completion and occupancy is anticipated in the third quarter of 2023. The Project is expected to remove approximately 30,000 square feet of existing asphalt pavement and to export approximately 55,000 cubic yards of soil for subterranean parking excavation.

According to the City's DEIR, the Project would result in significant and unavoidable impacts related to on-site noise during construction and on-site vibration during construction (pursuant to the threshold for human annoyance). Cumulative impacts with respect to off-site construction noise would also be significant and unavoidable. All other potential impacts would be less than significant or mitigated to less-than-significant levels. The assessment from the City provided in the DEIR misses the significant impacts associated with air quality that have been ignored by the City. The conclusion from the City that all other potential impacts would be less than significant is in fact without merit. There are substantial impacts that are not addressed in the City's analysis that must be addressed in an environmental impact report (EIR).

Specific Comments:

1. The Air Quality Analysis For The Project Fails To Include The Impacts From The Emergency Generator(s) That Will Be Installed Onsite.

In Appendix C to City's Findings Supporting A Categorical Exemption for the 121 W. 3rd Street Project, the air quality analysis fails to consider a major source of diesel exhaust from the project site, the backup generator(s) that will be installed on site. In the CalEEMOD analysis performed of

the project, under Section 10.0, Stationary Equipment, the fire pumps and emergency generators section is left blank.

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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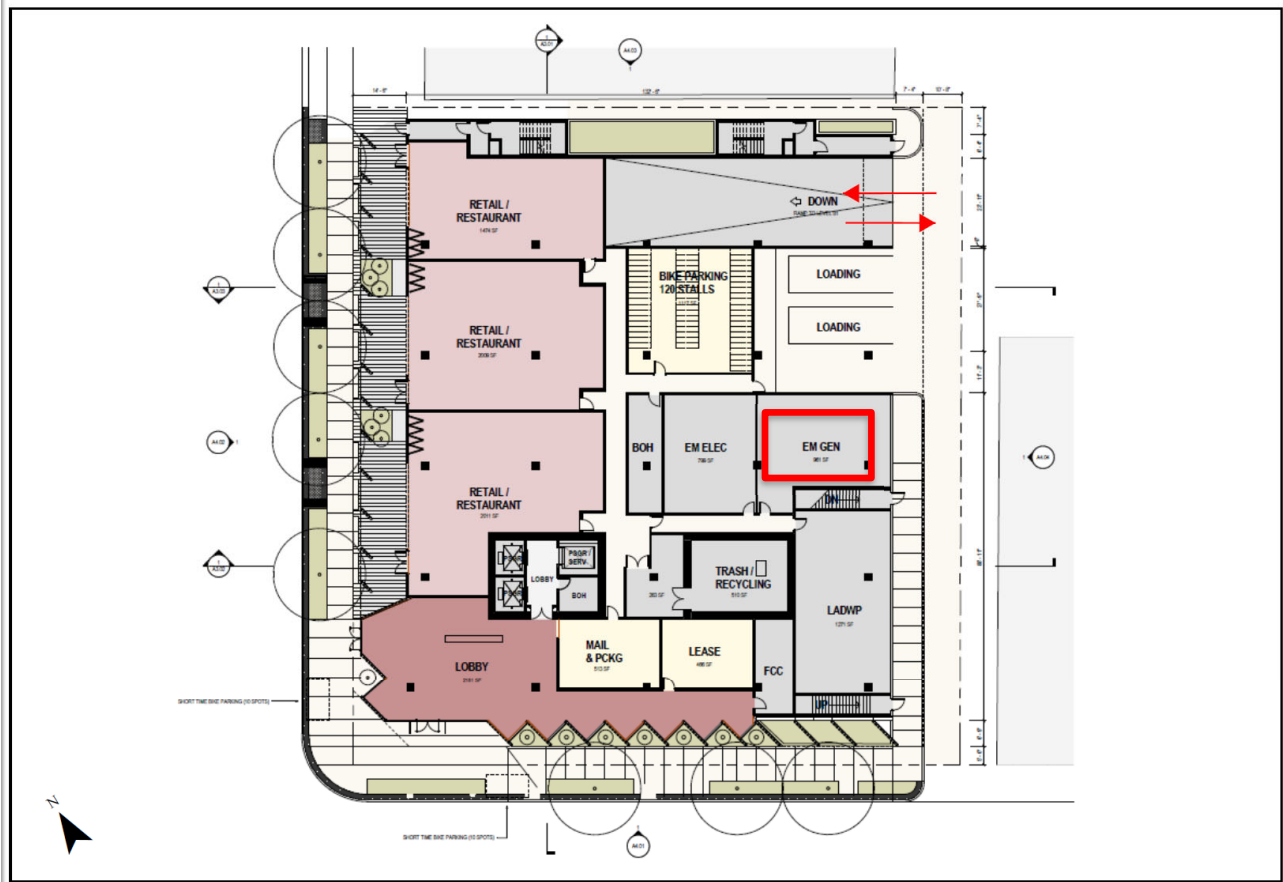
Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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In Appendix A, the Transportation Assessment for the Project, the design drawings prepared by Linscott Law and Greenspan indicated that on the ground floor separate rooms will be dedicated to the emergency elec(trical) and emergency gen(erator). By excluding the diesel powered backup generator from the air quality analysis the City has ignored a significant source of toxic air contaminants and potential green house gas pollutants.



LINS COTT
 LAW &
 GREENSPAN
 engineers

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Figure 2-2
 Project Site Plan
 (Ground Floor)

3rd and Spring Mixed-Use Project

Diesel exhaust contains nearly 40 toxic substances, including TACs and may pose a serious public health risk for residents in the vicinity of the facility. TACs are airborne substances that are capable of causing short-term (acute) and/or long-term (chronic or carcinogenic, i.e., cancer causing) adverse human health effects (i.e., injury or illness). TACs include both organic and inorganic chemical substances. The current California list of TACs includes approximately 200 compounds, including particulate emissions from diesel-fueled engines.

Diesel exhaust has been linked to a range of serious health problems including an increase in respiratory disease, lung damage, cancer, and premature death.^{1,2,3} Fine DPM is deposited deep in the lungs in the smallest airways and can result in increased respiratory symptoms and disease; decreased lung function, particularly in children and individuals with asthma; alterations in lung tissue and respiratory tract defense mechanisms; and premature death.⁴ Exposure to DPM increases the risk of lung cancer. It also causes non-cancer effects including chronic bronchitis, inflammation of lung tissue, thickening of the alveolar walls, immunological allergic reactions, and airway constriction.⁵ DPM is a TAC that is recognized by state and federal agencies as causing severe health risk because it contains toxic materials, unlike PM_{2.5} and PM₁₀.⁶

According to the Findings of the Draft Categorical Exemption, the nearest sensitive receptors are the multi-family residential uses located approximately 80 feet (~25 meters) to the west of the Project Site. The next closest residence to the Project site, the HWH Luxury Living - Apartment building, located at 354 S Spring Street is less than 450 feet from the Project site. The closest schools to the Project site are the Belmont High School (located at 101 Main Street) and the Jefferson Middle School (located at 106 W 1st St), only one block (approximately 600 feet) away from the Project site. Ignoring the potential release of TACs and their impact on the community is a significant flaw in the City's analysis.

¹ California Air Resources Board, Initial Statement of Reasons for Rulemaking, Proposed Identification of Diesel Exhaust as a Toxic Air Contaminant, Staff Report, June 1998; see also California Air Resources Board, Overview: Diesel Exhaust & Health, <https://ww2.arb.ca.gov/resources/overview-diesel-exhaust-and-health#:~:text=Diesel%20Particulate%20Matter%20and%20Health&text=In%201998%2C%20CARB%20identified%20DPM,and%20other%20adverse%20health%20effects>.

² U.S. EPA, Health Assessment Document for Diesel Engine Exhaust, Report EPA/600/8-90/057F, May 2002.

³ Environmental Defense Fund, Cleaner Diesel Handbook, Bring Cleaner Fuel and Diesel Retrofits into Your Neighborhood, April 2005; http://www.edf.org/documents/4941_cleanerdieselhandbook.pdf, accessed July 5, 2020.

⁴ California Air Resources Board, Initial Statement of Reasons for Rulemaking, Proposed Identification of Diesel Exhaust as a Toxic Air Contaminant, Staff Report, June 1998.

⁵ Findings of the Scientific Review Panel on The Report on Diesel Exhaust as adopted at the Panel's April 22, 1998 Meeting.

⁶ Health & Safety Code § 39655(a) (defining "toxic air contaminant" as air pollutants "which may cause or contribute to an increase in mortality or in serious illness, or which may pose a present or potential hazard to human health. A substance that is listed as a hazardous air pollutant pursuant to subsection (b) of Section 112 of the federal act (42 U.S.C. Sec. 7412 (b)) is a toxic air contaminant.")

2. The City’s Air Quality Analysis Failed To Include A Quantitative Health Risk Analysis Of The Impacts Of Diesel Particulate Matter Emissions From The Construction Phase Of The Project For The Nearest Sensitive Receptor(s)

The City has failed to conduct a numerical health risk analysis (HRA) for Project. Under CEQA, the City is required to provide a detailed health risk analysis for all projects that emit toxic air contaminants with potential human exposure. As noted above, the Project site is less than 600 feet away from two schools and less than 450 feet away from residential apartments. The City must perform a quantitative analysis to determine the impacts of the TAC released from the Project site during the construction phase and the operational phase before providing any conditional exemption for the Project.

The City’s emissions estimates for criteria pollutants do not substitute for a health risk analysis of the cancer risk posed by exposure to TACs, in particular DPM, released during Project construction and operation. This broad-brushed, non-quantitative approach ignores the substantial health impacts from criteria pollutants and TACs that will be emitted from the Project site. Criteria pollutants such as ozone and particulate matter lead to a host of respiratory impacts and diminishment of quality of life. Toxic Air Contaminants (TACs), including DPM, also contribute to a host of respiratory impacts and may lead to the development of various cancers. Failing to quantify those impacts places the community at risk for unwanted adverse health impacts. Even brief exposures to the TACs could lead to the development of adverse health impacts over the life of an individual.

The construction phase of the Project is estimated to require 16-months to complete. During that time period, all of the nearby sensitive receptors will be subjected to exposure to all of the toxic air contaminants (TACs) emitted from the Project site, including diesel particulate matter (DPM), a known human carcinogen. There can be a substantial increase in the cancer risk even from “short” exposures like the 16-month construction phase. The CalEEMOD analysis of the construction activities presented by the City shows that unmitigated and mitigated emissions of DPM from the Project site would range between 0.64 pounds per day (lbs/day) to 0.80 lbs/day. This may constitute a significant health risk impact to the surrounding community. By relying on the Air Quality Management Plan (AQMPs) control strategies for construction equipment and other activities to mitigate DPM emissions, the City cannot attest as to whether there is a cancer risk presented to the

community by the Project. The City must address this concern by performing an air dispersion model of the sources on site and off site, quantify the annual concentrations of DPM for each of the receptors, perform a health risk assessment of the DPM concentrations consistent with the California Air Resources Board Toxic Hot Spot Guidance, and present the results in an EIR.

3. The City's Analysis Of TAC Emissions From The Back Up Generator (BUG) On-Site Must Include The Testing And Non-Testing (Operational) Impacts Of The BUG

According to SCAQMD Rules 1110.2, 1470, back-up generators (BUGs) are allowed to operate for up to 200 hours per year and maintenance cannot exceed more than 50 hours per year. The City must revise its air quality analysis to include the use of BUGs onsite in an EIR.

In addition to the testing emissions the air quality analysis must include the substantial increase in operational emissions from BUGs in the Air Basin due to unscheduled events, including but not limited to Public Safety Power Shutoff (PSPS) events and extreme heat events. Extreme heat events are defined as periods where in the temperatures throughout California exceed 100 degrees Fahrenheit.⁷ From January, 2019 through December, 2019, Southern California Edison reported 158 of their circuits underwent a PSPS event⁸. In Los Angeles County two circuits had 4 PSPS events during that period lasting an average of 35 to 38 hours. The total duration of the PSPS events lasted between 141 hours to 154 hours in 2019. In 2021, the Governor Of California declared that during extreme heat events the use of stationary generators shall be deemed an emergency use under California Code of Regulations (CCR), title 17, section 93115.4 sub. (a) (30) (A)(2). The number of Extreme Heat Events is likely to increase in California with the continuing change in climate the State is currently undergoing.

⁷ Governor of California. 2021. Proclamation of a state of emergency. June 17, 2021.

⁸ SCAQMD. 2020. Proposed Amendment To Rules (PARS) 1110.2, 1470, and 1472. Dated December 10, 2020. http://www.aqmd.gov/docs/default-source/rule-book/Proposed-Rules/1110.2/1110-2_1470_1472/par1110-2_1470_wgm_121020.pdf?sfvrsn=6.

Power produced during PSPS or extreme heat events is expected to come from engines regulated by CARB and California's 35 air pollution control and air quality management districts (air districts).⁹ Of particular concern are health effects related to emissions from diesel back-up engines. Diesel particulate matter (DPM) has been identified as a toxic air contaminant, composed of carbon particles and numerous organic compounds, including over forty known cancer-causing organic substances. The majority of DPM is small enough to be inhaled deep into the lungs and make them more susceptible to injury.

According to the California Public Utilities Commission (CPUC) de-energization report¹⁰ in October 2019, there were almost **806 PSPS events** (emphasis added) that impacted almost 973,000 customers (~7.5% of households in California) of which ~854,000 of them were residential customers, and the rest were commercial/industrial/medical baseline/other customers. CARB's data also indicated that on average each of these customers had about 43 hours of power outage in October 2019.¹¹ Using the actual emission factors for each diesel BUG engines in the air district's stationary BUGs database, CARB staff calculated that the 1,810 additional stationary generators (like those proposed for the Project) running during a PSPS in October 2019 generated 126 tons of NOx, 8.3 tons of particulate matter, and 8.3 tons of DPM.

For every PSPS or Extreme Heat Event (EHE) triggered during the operational phase of the project, significant concentrations of DPM will be released that are not accounted for in the City's analysis. In 2021, two EHEs have been declared so far. For the June 17, 2021 Extreme Heat Event, the period for which stationary generator owners were allowed to use their BUGs lasted 48 hours. For the July 9, 2021 EHE, the period for which stationary generator owners were allowed to use their BUGs lasted 72 hours. These two events would have tripled the calculated DPM emissions from the Project if only the 50 hours of testing that is allowed were quantified for the Project's operational emissions. An EIR must be written for the Project that includes an analysis of the additional operation of the BUG that will occur at the project site that is not accounted for in the current air quality analysis.

⁹ CARB. 2019. Use of Back-up Engines For Electricity Generation During Public Safety Power Shutoff Events. October 25, 2019.

¹⁰ <https://www.cpuc.ca.gov/deenergization/> as cited in CARB, 2020. Potential Emission Impact of Public Safety Power Shutoff (PSPS), Emission Impact: Additional Generator Usage associated With Power Outage.

¹¹ CARB, 2020. Potential Emission Impact of Public Safety Power Shutoff (PSPS), Emission Impact: Additional Generator Usage associated With Power Outage.

4. The City Failed To Perform A Cumulative Impact Analysis On Air Quality.

A proper cumulative impact analysis is vital for an environmental analysis “because the full environmental impact of a proposed project cannot be gauged in a vacuum. One of the most important environmental lessons that has been learned is that the environmental damage often occurs incrementally from a variety of small sources with which they interact.”¹² The City’s Air Quality Analysis fails to include any consideration of the cumulative impacts of the Project with existing and planned projects in the immediate vicinity. It is clear that the Project would increase the emissions of PM₁₀, PM_{2.5}, and ozone precursors and thus would contribute to these existing exceedances of ambient air quality standards. Thus, the Project’s contribution would reasonably be assumed to be cumulatively significant.

A cumulative impacts analysis must consider past projects, the effects of other current projects, and the effects of probable future projects.”¹³ The Findings did not identify any other closely related, past, present, or reasonably foreseeable probable future projects let alone attempt to quantify their emissions and, thus, to evaluate them cumulatively with the Project.

A cumulative impact analysis would include a review of the list of related projects and identify those that would have pollutant or odor emissions. Such an analysis would determine the potential impacts of all such projects, together with the proposed project, using the methodology to evaluate the Proposed Project’s pollutant impacts. This significance methodology includes:

- The type, number of pieces, and usage of equipment;
- Rate, quantity, and type of fuel consumption;
- Emission factors, assuming implementation of applicable rules and regulations;
- Type(s) and size(s) of land uses, including location of vehicle driveways and parking facilities;
and
- The location and usage of equipment or processes that may emit odors.

¹² Bakersfield Citizens (2004) 124 Cal. App. 4th at 1214 (quoting Communities for a Better Environment v. California Resources Agency 103 Cal.App.4th at 116).


¹³ CEQA Guidelines §15355(b)

The City's air quality cumulative analysis is clearly deficient and must be supported by the preparation of an EIR.

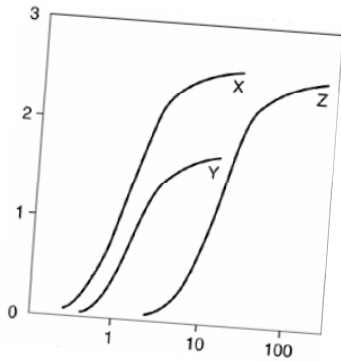
Conclusion

The facts identified and referenced in this comment letter lead me to reasonably conclude that the Project could result in significant unmitigated impacts if the conditional exemption is approved. The City must re-evaluate the significant impacts identified in this letter by requiring the preparation of a draft environmental impact report.

Sincerely,



JAMES J. J. CLARK, Ph.D.



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James J. J. Clark, Ph.D.

Principal Toxicologist

Toxicology/Exposure Assessment Modeling

Risk Assessment/Analysis/Dispersion Modeling

Education:

Ph.D., Environmental Health Science, University of California, 1995

M.S., Environmental Health Science, University of California, 1993

B.S., Biophysical and Biochemical Sciences, University of Houston, 1987

Professional Experience:

Dr. Clark is a well recognized toxicologist, air modeler, and health scientist. He has 20 years of experience in researching the effects of environmental contaminants on human health including environmental fate and transport modeling (SCREEN3, AEROMOD, ISCST3, Johnson-Ettinger Vapor Intrusion Modeling); exposure assessment modeling (partitioning of contaminants in the environment as well as PBPK modeling); conducting and managing human health risk assessments for regulatory compliance and risk-based clean-up levels; and toxicological and medical literature research.

Significant projects performed by Dr. Clark include the following:

LITIGATION SUPPORT

Case: James Harold Caygle, et al, v. Drummond Company, Inc. Circuit Court for the Tenth Judicial Circuit, Jefferson County, Alabama. Civil Action. CV-2009

Client: Environmental Litigation Group, Birmingham, Alabama

Dr. Clark performed an air quality assessment of emissions from a coke factory located in Tarrant, Alabama. The assessment reviewed include a comprehensive review of air quality standards, measured concentrations of pollutants from factory, an inspection of the facility and detailed assessment of the impacts on the community. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: Rose Roper V. Nissan North America, et al. Superior Court of the State Of California for the County Of Los Angeles – Central Civil West. Civil Action. NC041739

Client: Rose, Klein, Marias, LLP, Long Beach, California

Dr. Clark performed a toxicological assessment of an individual occupationally exposed to multiple chemicals, including benzene, who later developed a respiratory distress. A review of the individual's medical and occupational history was performed to prepare an exposure assessment. The exposure assessment was evaluated against the known outcomes in published literature to exposure to respiratory irritants. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: O'Neil V. Sherwin Williams, et al. United States District Court Central District of California

Client: Rose, Klein, Marias, LLP, Long Beach, California

Dr. Clark performed a toxicological assessment of an individual occupationally exposed to petroleum distillates who later developed a bladder cancer. A review of the individual's medical and occupational history was performed to prepare a quantitative exposure assessment. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Summary judgment for defendants.

Case: Moore V., Shell Oil Company, et al. Superior Court of the State Of California for the County Of Los Angeles

Client: Rose, Klein, Marias, LLP, Long Beach, California

Dr. Clark performed a toxicological assessment of an individual occupationally exposed to chemicals while benzene who later developed a leukogenic disease. A review of the individual's medical and occupational history was performed to prepare a quantitative exposure assessment. The exposure assessment was evaluated against the known outcomes in published literature to exposure to refined petroleum hydrocarbons. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: Raymond Saltonstall V. Fuller O'Brien, KILZ, and Zinsser, et al. United States District Court Central District of California

Client: Rose, Klein, Marias, LLP, Long Beach, California

Dr. Clark performed a toxicological assessment of an individual occupationally exposed to benzene who later developed a leukogenic disease. A review of the individual's medical and occupational history was performed to prepare a quantitative exposure assessment. The exposure assessment was evaluated against the known outcomes in published literature to exposure to refined petroleum hydrocarbons. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: Richard Boyer and Elizabeth Boyer, husband and wife, V. DESCO Corporation, et al. Circuit Court of Brooke County, West Virginia. Civil Action Number 04-C-7G.

Client: Frankovitch, Anetakis, Colantonio & Simon, Morgantown, West Virginia.

Dr. Clark performed a toxicological assessment of a family exposed to chlorinated solvents released from the defendant's facility into local drinking water supplies. A review of the individual's medical and occupational history was performed to prepare a qualitative exposure assessment. The exposure assessment was evaluated against the known outcomes in published literature to exposure to chlorinated solvents. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: JoAnne R. Cook, V. DESCO Corporation, et al. Circuit Court of Brooke County, West Virginia. Civil Action Number 04-C-9R

Client: Frankovitch, Anetakis, Colantonio & Simon, Morgantown, West Virginia.

Dr. Clark performed a toxicological assessment of an individual exposed to chlorinated solvents released from the defendant's facility into local drinking water supplies. A review of the individual's medical and occupational history was performed to prepare a qualitative exposure assessment. The exposure assessment was evaluated against the known outcomes in published literature to exposure to chlorinated solvents. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: Patrick Allen And Susan Allen, husband and wife, and Andrew Allen, a minor, V. DESCO Corporation, et al. Circuit Court of Brooke County, West Virginia. Civil Action Number 04-C-W

Client: Frankovitch, Anetakis, Colantonio & Simon, Morgantown, West Virginia.

Dr. Clark performed a toxicological assessment of a family exposed to chlorinated solvents released from the defendant's facility into local drinking water supplies. A review of the individual's medical and occupational history was performed to prepare a qualitative exposure assessment. The exposure assessment was evaluated against the known outcomes in published literature to exposure to chlorinated solvents. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: Michael Fahey, Susan Fahey V. Atlantic Richfield Company, et al. United States District Court Central District of California Civil Action Number CV-06 7109 JCL.

Client: Rose, Klein, Marias, LLP, Long Beach, California

Dr. Clark performed a toxicological assessment of an individual occupationally exposed to refined petroleum hydrocarbons who later developed a leukogenic disease. A review of the individual's medical and occupational history was performed to prepare a qualitative exposure assessment. The exposure assessment was evaluated against the known outcomes in published literature to exposure to refined petroleum hydrocarbons. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Settlement in favor of plaintiff.

Case: Constance Acevedo, et al., V. California Spray-Chemical Company, et al., Superior Court of the State Of California, County Of Santa Cruz. Case No. CV 146344

Dr. Clark performed a comprehensive exposure assessment of community members exposed to toxic metals from a former lead arsenate manufacturing facility. The former manufacturing site had undergone a DTSC mandated removal action/remediation for the presence of the toxic metals at the site. Opinions were presented regarding the elevated levels of arsenic and lead (in attic dust and soils) found throughout the community and the potential for harm to the plaintiffs in question.

Case Result: Settlement in favor of defendant.

Case: Michael Nawrocki V. The Coastal Corporation, Kurk Fuel Company, Pautler Oil Service, State of New York Supreme Court, County of Erie, Index Number I2001-11247

Client: Richard G. Berger Attorney At Law, Buffalo, New York

Dr. Clark performed a toxicological assessment of an individual occupationally exposed to refined petroleum hydrocarbons who later developed a leukogenic disease. A review of the individual's medical and occupational history was performed to prepare a qualitative exposure assessment. The exposure assessment was evaluated against the

known outcomes in published literature to exposure to refined petroleum hydrocarbons. The results of the assessment and literature have been provided in a declaration to the court.

Case Result: Judgement in favor of defendant.

SELECTED AIR MODELING RESEARCH/PROJECTS

Client – Confidential

Dr. Clark performed a comprehensive evaluation of criteria pollutants, air toxins, and particulate matter emissions from a carbon black production facility to determine the impacts on the surrounding communities. The results of the dispersion model will be used to estimate acute and chronic exposure concentrations to multiple contaminants and will be incorporated into a comprehensive risk evaluation.

Client – Confidential

Dr. Clark performed a comprehensive evaluation of air toxins and particulate matter emissions from a railroad tie manufacturing facility to determine the impacts on the surrounding communities. The results of the dispersion model have been used to estimate acute and chronic exposure concentrations to multiple contaminants and have been incorporated into a comprehensive risk evaluation.

Client – Los Angeles Alliance for a New Economy (LAANE), Los Angeles, California

Dr. Clark is advising the LAANE on air quality issues related to current flight operations at the Los Angeles International Airport (LAX) operated by the Los Angeles World Airport (LAWA) Authority. He is working with the LAANE and LAX staff to develop a comprehensive strategy for meeting local community concerns over emissions from flight operations and to engage federal agencies on the issue of local impacts of community airports.

Client – City of Santa Monica, Santa Monica, California

Dr. Clark is advising the City of Santa Monica on air quality issues related to current flight operations at the facility. He is working with the City staff to develop a comprehensive strategy for meeting local community concerns over emissions from flight operations and to engage federal agencies on the issue of local impacts of community airports.

Client: Omnitrans, San Bernardino, California

Dr. Clark managed a public health survey of three communities near transit fueling facilities in San Bernardino and Montclair California in compliance with California Senate Bill 1927. The survey included an epidemiological survey of the effected communities, emission surveys of local businesses, dispersion modeling to determine potential emission concentrations within the communities, and a comprehensive risk assessment of each community. The results of the study were presented to the Governor as mandated by Senate Bill 1927.

Client: Confidential, San Francisco, California

Summarized cancer types associated with exposure to metals and smoking. Researched the specific types of cancers associated with exposure to metals and smoking. Provided causation analysis of the association between cancer types and exposure for use by non-public health professionals.

Client: Confidential, Minneapolis, Minnesota

Prepared human health risk assessment of workers exposed to VOCs from neighboring petroleum storage/transport facility. Reviewed the systems in place for distribution of petroleum hydrocarbons to identify chemicals of concern (COCs), prepared comprehensive toxicological summaries of COCs, and quantified potential risks from carcinogens and non-carcinogens to receptors at or adjacent to site. This evaluation was used in the support of litigation.

Client – United Kingdom Environmental Agency

Dr. Clark is part of team that performed comprehensive evaluation of soil vapor intrusion of VOCs from former landfill adjacent residences for the United Kingdom's Environment

Agency. The evaluation included collection of liquid and soil vapor samples at site, modeling of vapor migration using the Johnson Ettinger Vapor Intrusion model, and calculation of site-specific health based vapor thresholds for chlorinated solvents, aromatic hydrocarbons, and semi-volatile organic compounds. The evaluation also included a detailed evaluation of the use, chemical characteristics, fate and transport, and toxicology of chemicals of concern (COC). The results of the evaluation have been used as a briefing tool for public health professionals.

EMERGING/PERSISTENT CONTAMINANT RESEARCH/PROJECTS

Client: Ameren Services, St. Louis, Missouri

Managed the preparation of a comprehensive human health risk assessment of workers and residents at or near an NPL site in Missouri. The former operations at the Property included the servicing and repair of electrical transformers, which resulted in soils and groundwater beneath the Property and adjacent land becoming impacted with PCB and chlorinated solvent compounds. The results were submitted to U.S. EPA for evaluation and will be used in the final ROD.

Client: City of Santa Clarita, Santa Clarita, California

Dr. Clark is managing the oversight of the characterization, remediation and development activities of a former 1,000 acre munitions manufacturing facility for the City of Santa Clarita. The site is impacted with a number of contaminants including perchlorate, unexploded ordinance, and volatile organic compounds (VOCs). The site is currently under a number of regulatory consent orders, including an Imminent and Substantial Endangerment Order. Dr. Clark is assisting the impacted municipality with the development of remediation strategies, interaction with the responsible parties and stakeholders, as well as interfacing with the regulatory agency responsible for oversight of the site cleanup.

Client: Confidential, Los Angeles, California

Prepared comprehensive evaluation of perchlorate in environment. Dr. Clark evaluated the production, use, chemical characteristics, fate and transport, toxicology, and remediation of perchlorate. Perchlorates form the basis of solid rocket fuels and have recently been detected in water supplies in the United States. The results of this research

were presented to the USEPA, National GroundWater, and ultimately published in a recent book entitled *Perchlorate in the Environment*.

Client – Confidential, Los Angeles, California

Dr. Clark is performing a comprehensive review of the potential for pharmaceuticals and their by-products to impact groundwater and surface water supplies. This evaluation will include a review if available data on the history of pharmaceutical production in the United States; the chemical characteristics of various pharmaceuticals; environmental fate and transport; uptake by xenobiotics; the potential effects of pharmaceuticals on water treatment systems; and the potential threat to public health. The results of the evaluation may be used as a briefing tool for non-public health professionals.

PUBLIC HEALTH/TOXICOLOGY

Client: Brayton Purcell, Novato, California

Dr. Clark performed a toxicological assessment of residents exposed to methyl-tertiary butyl ether (MTBE) from leaking underground storage tanks (LUSTs) adjacent to the subject property. The symptomology of residents and guests of the subject property were evaluated against the known outcomes in published literature to exposure to MTBE. The study found that residents had been exposed to MTBE in their drinking water; that concentrations of MTBE detected at the site were above regulatory guidelines; and, that the symptoms and outcomes expressed by residents and guests were consistent with symptoms and outcomes documented in published literature.

Client: Confidential, San Francisco, California

Identified and analyzed fifty years of epidemiological literature on workplace exposures to heavy metals. This research resulted in a summary of the types of cancer and non-cancer diseases associated with occupational exposure to chromium as well as the mortality and morbidity rates.

Client: Confidential, San Francisco, California

Summarized major public health research in United States. Identified major public health research efforts within United States over last twenty years. Results were used as a briefing tool for non-public health professionals.

Client: Confidential, San Francisco, California

Quantified the potential multi-pathway dose received by humans from a pesticide applied indoors. Part of team that developed exposure model and evaluated exposure concentrations in a comprehensive report on the plausible range of doses received by a specific person. This evaluation was used in the support of litigation.

Client: Covanta Energy, Westwood, California

Evaluated health risk from metals in biosolids applied as soil amendment on agricultural lands. The biosolids were created at a forest waste cogeneration facility using 96% whole tree wood chips and 4 percent green waste. Mass loading calculations were used to estimate Cr(VI) concentrations in agricultural soils based on a maximum loading rate of 40 tons of biomass per acre of agricultural soil. The results of the study were used by the Regulatory agency to determine that the application of biosolids did not constitute a health risk to workers applying the biosolids or to residences near the agricultural lands.

Client – United Kingdom Environmental Agency

Oversaw a comprehensive toxicological evaluation of methyl-*tertiary* butyl ether (MtBE) for the United Kingdom's Environment Agency. The evaluation included available data on the production, use, chemical characteristics, fate and transport, toxicology, and remediation of MtBE. The results of the evaluation have been used as a briefing tool for public health professionals.

Client – Confidential, Los Angeles, California

Prepared comprehensive evaluation of *tertiary* butyl alcohol (TBA) in municipal drinking water system. TBA is the primary breakdown product of MtBE, and is suspected to be the primary cause of MtBE toxicity. This evaluation will include available information on the production, use, chemical characteristics, fate and transport in the environment, absorption, distribution, routes of detoxification, metabolites, carcinogenic potential, and remediation of TBA. The results of the evaluation were used as a briefing tool for non-public health professionals.

Client – Confidential, Los Angeles, California

Prepared comprehensive evaluation of methyl *tertiary* butyl ether (MTBE) in municipal drinking water system. MTBE is a chemical added to gasoline to increase the octane

rating and to meet Federally mandated emission criteria. The evaluation included available data on the production, use, chemical characteristics, fate and transport, toxicology, and remediation of MTBE. The results of the evaluation have been used as a briefing tool for non-public health professionals.

Client – Ministry of Environment, Lands & Parks, British Columbia

Dr. Clark assisted in the development of water quality guidelines for methyl tertiary-butyl ether (MTBE) to protect water uses in British Columbia (BC). The water uses to be considered includes freshwater and marine life, wildlife, industrial, and agricultural (e.g., irrigation and livestock watering) water uses. Guidelines from other jurisdictions for the protection of drinking water, recreation and aesthetics were to be identified.

Client: Confidential, Los Angeles, California

Prepared physiologically based pharmacokinetic (PBPK) assessment of lead risk of receptors at middle school built over former industrial facility. This evaluation is being used to determine cleanup goals and will be basis for regulatory closure of site.

Client: Kaiser Venture Incorporated, Fontana, California

Prepared PBPK assessment of lead risk of receptors at a 1,100-acre former steel mill. This evaluation was used as the basis for granting closure of the site by lead regulatory agency.

RISK ASSESSMENTS/REMEDIAL INVESTIGATIONS

Client: Confidential, Atlanta, Georgia

Researched potential exposure and health risks to community members potentially exposed to creosote, polycyclic aromatic hydrocarbons, pentachlorophenol, and dioxin compounds used at a former wood treatment facility. Prepared a comprehensive toxicological summary of the chemicals of concern, including the chemical characteristics, absorption, distribution, and carcinogenic potential. Prepared risk characterization of the carcinogenic and non-carcinogenic chemicals based on the exposure assessment to quantify the potential risk to members of the surrounding community. This evaluation was used to help settle class-action tort.

Client: Confidential, Escondido, California

Prepared comprehensive Preliminary Endangerment Assessment (PEA) of dense non-aqueous liquid phase hydrocarbon (chlorinated solvents) contamination at a former printed circuit board manufacturing facility. This evaluation was used for litigation support and may be used as the basis for reaching closure of the site with the lead regulatory agency.

Client: Confidential, San Francisco, California

Summarized epidemiological evidence for connective tissue and autoimmune diseases for product liability litigation. Identified epidemiological research efforts on the health effects of medical prostheses. This research was used in a meta-analysis of the health effects and as a briefing tool for non-public health professionals.

Client: Confidential, Bogotá, Columbia

Prepared comprehensive evaluation of the potential health risks associated with the redevelopment of a 13.7 hectares plastic manufacturing facility in Bogotá, Colombia. The risk assessment was used as the basis for the remedial goals and closure of the site.

Client: Confidential, Los Angeles, California

Prepared comprehensive human health risk assessment of students, staff, and residents potentially exposed to heavy metals (principally cadmium) and VOCs from soil and soil vapor at 12-acre former crude oilfield and municipal landfill. The site is currently used as a middle school housing approximately 3,000 children. The evaluation determined that the site was safe for the current and future uses and was used as the basis for regulatory closure of site.

Client: Confidential, Los Angeles, California

Managed remedial investigation (RI) of heavy metals and volatile organic chemicals (VOCs) for a 15-acre former manufacturing facility. The RI investigation of the site included over 800 different sampling locations and the collection of soil, soil gas, and groundwater samples. The site is currently used as a year round school housing approximately 3,000 children. The Remedial Investigation was performed in a manner

that did not interrupt school activities and met the time restrictions placed on the project by the overseeing regulatory agency. The RI Report identified the off-site source of metals that impacted groundwater beneath the site and the sources of VOCs in soil gas and groundwater. The RI included a numerical model of vapor intrusion into the buildings at the site from the vadose zone to determine exposure concentrations and an air dispersion model of VOCs from the proposed soil vapor treatment system. The Feasibility Study for the Site is currently being drafted and may be used as the basis for granting closure of the site by DTSC.

Client: Confidential, Los Angeles, California

Prepared comprehensive human health risk assessment of students, staff, and residents potentially exposed to heavy metals (principally lead), VOCs, SVOCs, and PCBs from soil, soil vapor, and groundwater at 15-acre former manufacturing facility. The site is currently used as a year round school housing approximately 3,000 children. The evaluation determined that the site was safe for the current and future uses and will be basis for regulatory closure of site.

Client: Confidential, Los Angeles, California

Prepared comprehensive evaluation of VOC vapor intrusion into classrooms of middle school that was former 15-acre industrial facility. Using the Johnson-Ettinger Vapor Intrusion model, the evaluation determined acceptable soil gas concentrations at the site that did not pose health threat to students, staff, and residents. This evaluation is being used to determine cleanup goals and will be basis for regulatory closure of site.

Client –Dominguez Energy, Carson, California

Prepared comprehensive evaluation of the potential health risks associated with the redevelopment of 6-acre portion of a 500-acre oil and natural gas production facility in Carson, California. The risk assessment was used as the basis for closure of the site.

Kaiser Ventures Incorporated, Fontana, California

Prepared health risk assessment of semi-volatile organic chemicals and metals for a fifty-year old wastewater treatment facility used at a 1,100-acre former steel mill. This evaluation was used as the basis for granting closure of the site by lead regulatory agency.

ANR Freight - Los Angeles, California

Prepared a comprehensive Preliminary Endangerment Assessment (PEA) of petroleum hydrocarbon and metal contamination of a former freight depot. This evaluation was as the basis for reaching closure of the site with lead regulatory agency.

Kaiser Ventures Incorporated, Fontana, California

Prepared comprehensive health risk assessment of semi-volatile organic chemicals and metals for 23-acre parcel of a 1,100-acre former steel mill. The health risk assessment was used to determine clean up goals and as the basis for granting closure of the site by lead regulatory agency. Air dispersion modeling using ISCST3 was performed to determine downwind exposure point concentrations at sensitive receptors within a 1 kilometer radius of the site. The results of the health risk assessment were presented at a public meeting sponsored by the Department of Toxic Substances Control (DTSC) in the community potentially affected by the site.

Unocal Corporation - Los Angeles, California

Prepared comprehensive assessment of petroleum hydrocarbons and metals for a former petroleum service station located next to sensitive population center (elementary school). The assessment used a probabilistic approach to estimate risks to the community and was used as the basis for granting closure of the site by lead regulatory agency.

Client: Confidential, Los Angeles, California

Managed oversight of remedial investigation most contaminated heavy metal site in California. Lead concentrations in soil excess of 68,000,000 parts per billion (ppb) have been measured at the site. This State Superfund Site was a former hard chrome plating operation that operated for approximately 40-years.

Client: Confidential, San Francisco, California

Coordinator of regional monitoring program to determine background concentrations of metals in air. Acted as liaison with SCAQMD and CARB to perform co-location sampling and comparison of accepted regulatory method with ASTM methodology.

Client: Confidential, San Francisco, California

Analyzed historical air monitoring data for South Coast Air Basin in Southern California and potential health risks related to ambient concentrations of carcinogenic metals and volatile organic compounds. Identified and reviewed the available literature and calculated risks from toxins in South Coast Air Basin.

IT Corporation, North Carolina

Prepared comprehensive evaluation of potential exposure of workers to air-borne VOCs at hazardous waste storage facility under SUPERFUND cleanup decree. Assessment used in developing health based clean-up levels.

Professional Associations

American Public Health Association (APHA)

Association for Environmental Health and Sciences (AEHS)

American Chemical Society (ACS)

California Redevelopment Association (CRA)

International Society of Environmental Forensics (ISEF)

Society of Environmental Toxicology and Chemistry (SETAC)

Publications and Presentations:

Books and Book Chapters

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Sullivan, P. and **J.J. J. Clark**. 2006. *Choosing Safer Foods, A Guide To Minimizing Synthetic Chemicals In Your Diet*. Elsevier, Inc. Burlington, MA.

Sullivan, P., Agardy, F.J., and **J.J.J. Clark**. 2005. *The Environmental Science of Drinking Water*. Elsevier, Inc. Burlington, MA.

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Clark, J.J.J. 1995. Probabilistic Forecasting of Volatile Organic Compound Concentrations At The Soil Surface From Contaminated Groundwater. UMI.

Baker, J.; **Clark, J.J.J.**; Stanford, J.T. 1994. Ex Situ Remediation of Diesel Contaminated Railroad Sand by Soil Washing. Principles and Practices for Diesel Contaminated Soils, Volume III. P.T. Kostecki, E.J. Calabrese, and C.P.L. Barkan, eds. Amherst Scientific Publishers, Amherst, MA. pp 89-96.

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- Rosenfeld, P.E., **Clark, J. J.** and Suffet, I.H. 2005. "The Value Of An Odor Quality Classification Scheme For Compost Facility Evaluations" The U.S. Composting Council's 13th Annual Conference January 23 - 26, 2005, Crowne Plaza Riverwalk, San Antonio, TX.
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Cleaner Diesel Handbook



BRING CLEANER FUEL AND DIESEL RETROFITS
INTO YOUR NEIGHBORHOOD

APRIL 2005

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ENVIRONMENTAL DEFENSE

finding the ways that work

Cleaner Diesel Handbook

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ENVIRONMENTAL DEFENSE

finding the ways that work

Cover images: Courtesy of Johnson Matthey (left), Environmental Defense (right).

Our mission

Environmental Defense is dedicated to protecting the environmental rights of all people, including the right to clean air, clean water, healthy food and flourishing ecosystems. Guided by science, we work to create practical solutions that win lasting political, economic and social support because they are nonpartisan, cost-effective and fair.

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The complete report is available online at www.environmentaldefense.org.

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Executive summary

Cost-effective steps to reducing diesel pollution

Environmental Defense's *Cleaner Diesel Handbook* is designed to empower the private sector, public officials and ordinary citizens with the means to reduce harmful pollution from diesel engines. This handbook focuses on methods of reducing pollution created by diesel engines, especially those used in construction and other nonroad sectors. The nonroad sector includes vehicles not typically found on roads, such as agricultural equipment, locomotives, ferries, snowmobiles and airplanes. Construction equipment is part of the nonroad sector. Collectively, nonroad engines discharge more dangerous fine sooty particles than any other source in the transportation sector. The solutions described here can reduce these harmful emissions by up to 90% and are a cost-effective response to the challenge of improving local air quality.

The health imperative: half of Americans live with unhealthy air

Diesel engines emit nearly 40 toxic substances, smog-forming oxides of nitrogen and fine particulate matter, and they contribute to a laundry list of adverse health effects including: asthma, cardiovascular and respiratory problems, strokes, heart attacks, lung cancer and premature death. Diesel exhaust is estimated to contribute to more than 75% of the added cancer risk from air toxics in the United States. Of special concern are two main pollutants: fine particulate matter, which lodges deep in the lungs, and oxides of nitrogen (NO_x), which are precursors to smog. Both can be reduced substantially with the tools described in this handbook.

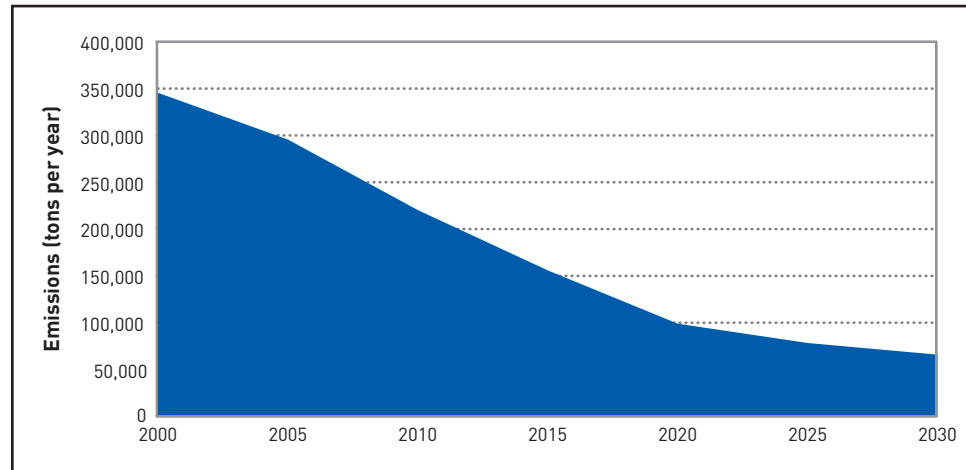
Recent data from the U.S. Environmental Protection Agency (EPA) shows that about half of all Americans live in places that fail to meet basic health standards for ozone (smog), fine particulates (soot) or both. On April 15, 2004, EPA found 474 counties—home to 159 million Americans—out of full compliance with the health-based eight-hour ozone standard. NO_x is a significant precursor in the formation of ground-level ozone and nonroad engines, as a vehicle class, emit almost one-fifth (more than 4 million tons) of the total national NO_x emissions from all sources.

As of April 2005, EPA classified 208 counties spanning 20 states as being out of full compliance with the health-based fine particulate (PM_{2.5}) standard. More than 57 million Americans live in counties that are not meeting the health-based particulate pollution standard. For the states and local communities that are struggling to trim every possible ton of pollution to meet federal health-based air quality standards and protect the health of their community, reducing pollution from existing diesel vehicles and equipment now is vitally important.

Cleaner air: bridging the 25-year gap

On May 10, 2004, EPA announced new air pollution regulations that will significantly lower pollution from new nonroad diesel engines used in construction, agriculture, manufacturing and services. As old diesel equipment is replaced over the coming years, this rule will deliver important public health benefits to communities across America. But the full pollution reductions and

FIGURE 1
Particulate pollution under phase-in of federal standards for diesel trucks, buses, and machinery



National PM_{2.5} emissions under phase-in of federal standards for onroad diesel trucks and buses, and nonroad diesel equipment. (Estimated from EPA, 2000 and EPA, 2004a)

public health benefits of this rule will not be realized for more than 20 years due to the lag in time before the emissions standards come into effect and because of the long life spans of heavy-duty diesel engines. Many nonroad engines, like those used on construction or marine vehicles, may have life spans of several decades. A child born today may still be breathing soot from a backhoe in her neighborhood when she graduates from college—unless that backhoe is replaced with a clean one or retrofit with emissions controls.

Figure 1 shows national particulate pollution under the phase-in of the federal emissions standards for diesel trucks, buses and nonroad machinery.

While the health benefits from full implementation of EPA national diesel emissions standards are extremely important, the incremental phase-in of these benefits indicates that thousands of premature deaths each year could be prevented by speeding the cleanup of diesel engines. The shaded area under the curve represents the pollution a retrofit program could prevent.

Cost-effective diesel pollution reduction

This handbook demonstrates that cleaning up diesel engines is a cost-effective way to reduce the adverse health effects of diesel pollution and outlines some simple steps, like enforcing idling laws and using clean fuels—like ultra-low sulfur diesel (ULSD)—with best available retrofit technologies that can cut diesel emissions by up to 90%.

The three “Rs” of emissions reduction

Repower. Replace the engine, or entire vehicle, with newer, cleaner technologies that meet or exceed EPA’s newest standards and/or uses alternative fuels.

Refuel. Alternative fuels, ultra-low sulfur diesel fuel and other clean fuels or additives are important first steps.

Retrofit. Reduce diesel exhaust with best available pollution control technology.

The handbook describes the “3Rs” of engine operations, as well as the use of best practices in equipment management. It gives particular attention to the subjects of cleaner fuels and retrofit technologies. The main goal is to reduce emissions of both fine particulate matter and NO_x. Appendices to the handbook will include some information on the manufacturers of retrofit technology and distributors of cleaner fuels. Together, this information is meant to serve as a starting point for anyone seeking to cut harmful diesel pollution.

Right now, there are a variety of cleaner fuels and demonstrated retrofit technologies available to reduce emissions of particulate matter (PM), oxides of nitrogen (NO_x), hydrocarbons (HC), carbon monoxide (CO), smoke and odor from existing diesel engines. It is important to remember that not all technologies and fuels target the same pollutants, and that appropriate tech-

nologies or fuels may vary in different contexts. Generally, a combination of multiple technologies and emissions control strategies is necessary for maximum emissions reduction.

In addition to describing the tools available for diesel pollution reduction, this handbook examines a variety of methods for implementing successful retrofit programs. The handbook provides examples of successful programs such as government and private sector efforts, contract specifications, voluntary retrofit programs, and economic or market incentive programs that provide financial support for cleaner technology or fuels.

Ultimately, the handbook demonstrates the need to reduce diesel engine emissions and presents the means to design and implement measures to clean up diesel technology. Together, these tools can be used to build a successful retrofit program in any community.

Introduction: achieving cleaner, healthier air today

Science is very clear that air pollution from diesel engines endangers human health. Fortunately, cost-effective and practical technologies exist to substantially reduce diesel pollution. Across the country, we find successful diesel emissions-reduction programs, from school buses and trucks to construction equipment and ferries. Such programs can cut diesel pollution from targeted fleets by up to 90%. Yet far too many communities still have not taken advantage of these opportunities to win healthier air. This handbook is a guide to how to bring that success to your community, your company and your local government.

The purpose of this handbook is to provide practical information for decision-makers in the public and private sectors to use in creating and implementing effective emissions-reduction projects for construction and other nonroad diesel fleets.¹ Because the nonroad sector is so dirty, and because the emissions-reduction solutions are not yet widely disseminated for this sector, this handbook focuses attention on construction fleets and other nonroad applications. The handbook's basic concepts, however, are applicable across the diesel sector.

This handbook sets forth:

- the health imperative for reducing diesel pollution today;
- an overview of technologies and fuels that can reduce diesel pollution, with detailed follow-up information;
- information about successful retrofit programs;
- examples of contract specifications and other incentives for cleaning diesel engines.

Together, these tools can be used by any citizen concerned about diesel pollution to inform local policymakers and contractors about the benefits of, and the steps involved in, implementing a successful retrofit program.

This handbook focuses on how to reduce pollution from vehicles, engines and equipment used for construction. Construction vehicles are classified as “mobile sources” because they move. Mobile sources are divided into the “onroad” and “nonroad” sectors. The onroad sector includes vehicles used on roads for transportation of passengers or freight.

The nonroad sector includes vehicles that are not typically found on roads, such as agricultural equipment, locomotives, ferries, snowmobiles and airplanes. Construction equipment is part of the nonroad sector. However, the technologies, fuels, and techniques found herein are frequently applicable across the diesel sector (onroad engines and other nonroad engines) as well. For more information, visit the EPA Mobile Source web site at: <http://www.epa.gov/otaq/invntory/overview/examples.htm>.

Since 1996, EPA has required new nonroad diesel engines to meet specific emissions levels. Until 1996, those standards were not very strong, and as a result they allowed for high levels of pollution. On May 10, 2004, EPA announced air pollution regulations that will lower pollution from *new* nonroad diesel engines used in construction, agriculture, manufacturing and services by more than 90%.

To meet this rigorous emissions standard, EPA requires a combination of cleaner engines, pollution control technology and cleaner fuel. Based on

EPA estimates, when the full inventory of older nonroad engines has been replaced, the nonroad diesel program will annually prevent up to 12,000 premature deaths, one million lost work days, 15,000 heart attacks and 6,000 children's asthma-related emergency room visits.² According to EPA, the overall benefits of the nonroad diesel program outweigh the costs by a ratio of 40 to 1.³

But the full pollution reduction and public health benefits of the nonroad rule will not be realized for more than 20 years due to the lag in time before the emissions standards come into effect and because of the long life spans of heavy-duty diesel engines. EPA estimates that by 2030 the entire inventory of nonroad vehicles covered by this new rule should be upgraded.⁴

Given that nonroad engines remain in use for a very long time, even decades, strategies to retrofit existing machinery and the use of ultra-low sulfur diesel (ULSD) fuel are extremely important to win public health gains now. Figure 1 (page v) shows the national particulate pollution under the phase-in of the

federal emissions standards for diesel trucks and buses, and nonroad machinery.

The public health benefits will likewise be phased in over time. EPA estimates, for example, that only about 30% of the ultimate level of annual benefits under its recently announced standards for nonroad diesel engines will be realized by 2015; just over 50% will be realized by 2020. While the health benefits from full implementation of EPA national diesel emissions standards are extremely important, the incremental phase-in of these benefits indicates that thousands of premature deaths each year, occurring now, could be prevented by accelerating the cleanup of diesel engines.

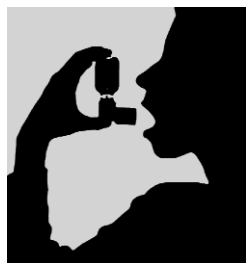
Right now, there are a variety of demonstrated retrofit technologies available to reduce particulate matter (PM), oxides of nitrogen (NO_x), hydrocarbon (HC), carbon monoxide (CO), smoke and odor created by existing diesel engines. Therefore, programs to reduce pollution from existing diesel engines are critical. This handbook explores a variety of methods for implementing successful retrofit programs.

Children are particularly vulnerable to the harmful health effects of diesel exhaust.



ENVIRONMENTAL DEFENSE

The dangers of diesel emissions



According to recent EPA data, about half of all Americans now live in counties that fail to meet basic healthy air standards. On April 15, 2004, EPA found 474 counties, home to 159 million Americans, out of full compliance with the health-based eight-hour ozone standard.⁵ In April 2005, EPA also found 208 counties representing more than 57 million Americans out of full compliance with the health-based particulate pollution standard.⁶

For the states and local communities that are struggling to trim every possible ton of pollution to meet federal health-based air quality standards, reducing pollution from existing diesel vehicles and equipment now is vitally important. Retrofits and the use of clean fuels are one of the most cost-effective ways to reduce diesel emissions and restore healthy air.

Diesel engines, including the construction engines that are the focus of this handbook, emit nearly 40 toxic substances (Table 1), smog-forming oxides of nitrogen and fine particulate matter (PM_{2.5}), which can penetrate the lungs and enter the bloodstream. Due to their small size, particulates are easily inhaled and reach deep into the lungs where they can trigger an inflammatory response. Exposure to particulate matter is associated with heart attacks, irregular heartbeat, asthma attacks, reduced lung function and bronchitis.

Several organizations, including EPA, have designated diesel exhaust as a probable or potential human carcinogen (Table 2). It is estimated that diesel exhaust contributes more than 70% of the cancer risk from air toxics in the United States.⁷ Diesel emissions are also estimated to be the hazardous air pollutant with the highest contribution to cancer risk in many areas across the

country;⁸ according to Environmental Defense's Scorecard, this is true in New York, Los Angeles, Houston, Denver, Chicago and Atlanta.⁹

Smog-forming nitrogen oxides

Nitrogen oxides (NO_x) and volatile organic compounds (VOCs) that are created by diesel exhaust are precursors to ground-level ozone, or smog. Non-road engines, as a vehicle class, also emit more than 4 million tons of NO_x each year—this is approximately 19% of the total national NO_x emissions from all sources (22,349,000 tons).¹⁰ As well as being significant contributors to ground-level ozone or smog, nitrogen oxides are also significant contributors to acid deposition, eutrophication of coastal bodies of water, fine particulate emissions and haze.

Fine particulate matter

There is a well-researched body of epidemiological studies from around the world that documents the serious threats associated with exposure to PM_{2.5}. These studies have linked PM_{2.5} to adverse health effects, such as asthma, cardiovascular and respiratory problems, strokes, heart attacks¹¹ and lower birth weight¹² leading to increased use of asthma medications, doctor visits, emergency room visits, hospital admissions, school absenteeism and premature death.¹³ Researchers estimate that as many as 60,000 Americans die prematurely each year because of exposure to fine particles.¹⁴ Children, the elderly and the ill are particularly vulnerable. National PM_{2.5} emissions from mobile sources totaled approximately 452,000 short

tons in 2001. Nonroad vehicles created the majority of those emissions, 64%, and almost 50% of total PM_{2.5} emissions originated from nonroad diesel sources (221,000 short tons). Construction and surface mining equipment was the largest contributor (30%) to nonroad diesel source PM_{2.5} emissions.

Asthma

People working at and living near construction sites are especially affected by nonroad vehicles' emissions. In urban areas, overall asthma prevalence has increased dramatically over the past two decades, rising

75% between 1980 and the average in 1993–4. While the highest prevalence of asthma is in children ages 5 to 14, the greatest increase in asthma prevalence has occurred in children ages 0 to 4 which increased 160% over the 15-year period.¹⁵ For example, New York City residents suffer from alarmingly high asthma rates (1 out of every 8 adults has been diagnosed with asthma at some point in their lives¹⁶) and New York City air fails to meet many basic health standards. To learn about air quality conditions in your area, visit Environmental Defense's Scorecard web site at: <http://www.scorecard.org/>.

TABLE 1
Toxic air contaminants and hazardous air pollutants found in diesel exhaust

Acetaldehyde*	Chlorine	Methyl ethyl ketone
Acrolein	Chlorobenzene	Naphthalene*
Aluminum	Chromium compounds*	Nickel*
Ammonia	Cobalt compounds*	4-nitrobiphenyl*
Aniline*	Copper	Phenol
Antimony compounds*	Cresol	Phosphorus
Arsenic*	Cyanide compounds	POM (including PAHs)
Barium	Dibenzofuran	Propionaldehyde
Benzene*	Dibutylphthalate compounds*	Selenium
Beryllium compounds*	Ethyl benzene	Silver
Biphenyl	Formaldehyde*	Styrene*
Bis [2-ethylhexyl] phthalate*	Hexane	Sulfuric acid
Bromine	Lead compounds*	Toluene*
1,3-butadiene*	Manganese compounds	Xylene isomers and mixtures
Cadmium*	Mercury compounds*	Zinc
Chlorinated dioxins*	Methanol	

*This compound or class of compounds is known by the state of California to cause cancer or reproductive toxicity. See California EPA, Office of Environmental Health Hazard Assessment, "Chemicals Known to the State to Cause Cancer or Reproductive Toxicity," May 31, 2002.

Note: Toxic air contaminants on this list either have been identified in diesel exhaust or are presumed to be in the exhaust, based on observed chemical reactions or presence in the fuel or oil. See California Air Resources Board, "Toxic Air Contaminant Identification List Summaries, Diesel Exhaust," September 1997, available online at <http://www.arb.ca.gov/toxics/tac/factshts/diesex.pdf>.

TABLE 2

History of determinations of the carcinogenicity of diesel exhaust

Year	Agency	Determination
1988	National Institute for Occupational Safety and Health (NIOSH)	Potential occupational carcinogen
1989	International Agency for Research on Cancer (IARC)	Probable human carcinogen
1990	State of California (under provisions of Proposition 65)	Known by the state to cause cancer
1995	Health Effects Institute (HEI)	Potential to cause cancer
1996	World Health Organization International Programme on Chemical Safety (WHO-IPCS)	Probable human carcinogen
1998	California Air Resources Board (CARB)	Toxic air contaminant (determination based substantially on the cancer risk to humans)
2000	U.S. Department of Health and Human Services National Toxicology Program (U.S. DHHS/NTP)	Reasonably anticipated to be human carcinogen
2001	American Council of Government Industrial Hygienists (ACGIH) (proposed)	Suspected human carcinogen
2002	U.S. Environmental Protection Agency (EPA)	Probable human carcinogen

Sources:

National Institute for Occupational Safety and Health, "Carcinogenic Effects of Exposure to Diesel Exhaust," Current Intelligence Bulletin 50. August 1988. Available online at http://www.cdc.gov/niosh/88116_50.html. Last accessed August 13, 2004.

International Agency for Research on Cancer (IARC), Diesel and Gasoline Engine Exhausts and Some Nitroarenes. IARC Monographs on the Evaluation of Carcinogenic Risks to Humans, no. 46 (Lyons: World Health Organization, 1989), pp. 41-185.

California Environmental Protection Agency, Chemicals Known to the State to Cause Cancer or Reproductive Toxicity (Proposition 65, 1997), revised May 31, 2002.

Health Effects Institute, Diesel Exhaust: A Critical Analysis of Emissions, Exposure and Health Effects. Cambridge, MA: Health Effects Institute, 1995. Online resource, available at: <http://www.healtheffects.org/Pubs/diesum.htm>. Last accessed on August 13, 2004.

American Conference of Governmental Industrial Hygienists, "Documentation of the Threshold Limit Values and Biological Exposure Limits, Notice of Intended Changes," 2001.

International Programme on Chemical Safety, World Health Organization, "Diesel Fuel and Exhaust Emissions," Environmental Health Criteria 171 (1996).

"The Toxic Air Contaminant Identification Process: Toxic Air Contaminant Emissions from Diesel-fueled Engines," fact sheet. Online resource, available at: <http://www.arb.ca.gov/toxics/diesel/tac/factsht1.pdf>. Last accessed on August 13, 2004.

U.S. Environmental Protection Agency, Draft Health Assessment Document for Diesel Exhaust, July 2000, EPA/600/8-90/057E.

California Air Resources Board, "Statewide Portable Equipment Registration Program." Online resource, available at: <http://www.arb.ca.gov/perp/perp.htm>. Last accessed on August 13, 2004.

FIGURE 2
National NO_x emissions by source category, 2001
(22.3 million short tons)

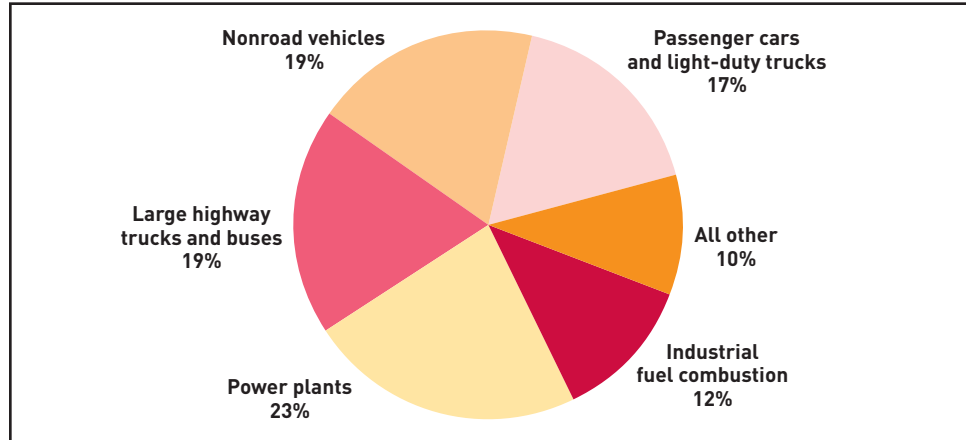
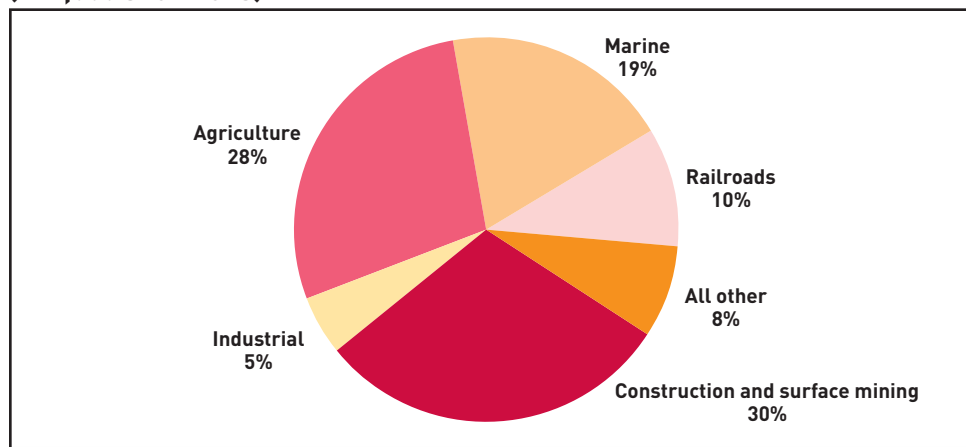
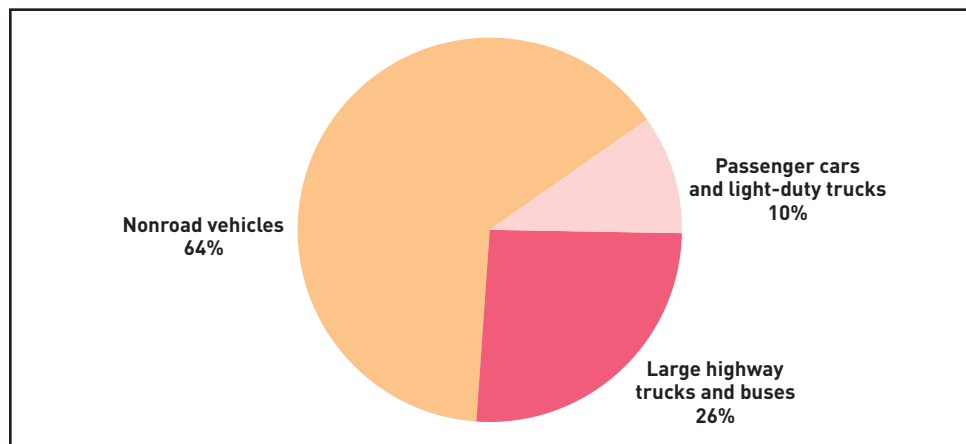


FIGURE 3
National PM_{2.5} emissions from all nonroad diesel sources, 2001
(221,000 short tons)



Source (Figures 2, 3, 4):
 National Emission Inventory
 (NEI): Air Pollutant Emission
 Trends, 1999. Online re-
 source, available at: <http://www.epa.gov/ttn/chief/net/1999inventory.html>. Last
 accessed 03/01/05.

FIGURE 4
National PM_{2.5} emissions from all mobile sources, 2001
(452,000 short tons)



Cost-effective ways to reduce health threats

There are many options for reducing pollution from diesel engines in use today. This section describes, first, the “3 R’s” for cleaning up diesel engines and, second, behavioral solutions that can help reduce pollution from diesel exhaust. For existing engines, our goal is to substantially reduce pollution today and, as soon as feasible, bring the pollution level down so that it is at least equivalent to the standards for new engines. Until old engines have been replaced with new and regulated technology, these measures are a cost-effective means of reducing diesel pollution.

A systems approach is the most effective way to curb diesel engine pollution. A systems approach takes into account all aspects of engine operations—from fuel type used, to retrofit technologies, to best practices such as anti-idling and proper maintenance practices—all of which are discussed in detail in the next few chapters of the handbook.

Fleet operators should note that, before undertaking any engine modifications, they should determine what effects retrofitting may have on equipment warranties and resolve any issues. Major engine manufacturers have now issued letters and other guidance with respect to warranty implications of cleaner fuels and retrofits, and “in most cases, engine manufacturers will continue to honor engine warranties if emissions control systems are sized, installed and maintained properly.”¹⁷

The “3 R’s” for cleaning up diesel engines

The “3 R’s” listed below can be used to substantially reduce air pollutant emissions from construction equipment.

Environmental Defense strongly encourages combinations of the 3 R’s in order to maximize emissions reductions. Neither repowering nor refueling alone can achieve the PM reductions that a retrofit can and, similarly, retrofitting alone cannot achieve the NO_x reductions that many repowers can. Repowering or replacing in addition to retrofitting can maximize reductions in PM and NO_x pollution. In addition, refueling with ULSD fuel can result in even more reductions.

1. REPOWER (OR REPLACE)

One way of ensuring emissions reductions is to replace an entire piece of old construction equipment with a model that meets EPA 2008 standards. Another, less costly, strategy to reduce emissions from older, higher-polluting equipment is the replacement of the in-use engine (i.e., repower) with an emissions-certified engine instead of rebuilding the existing engine to its original specifications. Significant NO_x and PM benefits may be achievable due to the high emissions levels of the uncontrolled engine being replaced.

Depending on the engine and rating of older, higher polluting equipment, average emissions reductions may vary from 25% up to 75%.¹⁸ In some instances, higher emissions reductions may be achievable. For example, replacing a 475 horsepower engine in a MY 1975–1986 Caterpillar 631-D Scraper with a Caterpillar engine meeting EPA Tier One standards¹⁹ would produce a 40% reduction in NO_x and a 62% reduction in PM. Replacing the same engine with one meeting Tier Two standards would produce a 62% reduction in NO_x and an 81% reduction in PM.²⁰ It is important to note, that while

Environmental Defense strongly encourages repowering where possible, there are significant technical issues that may make it impossible for some older, higher polluting engines (Tier 0 and Tier 1) to be repowered with newer, cleaner engines (Tier 2 and Tier 3).

2. REFUEL

Using alternative fuels or cleaner petroleum-based fuels can also help reduce diesel engine pollution. Alternative fuels are defined in this handbook as any fuel other than petroleum-based fuels such as gasoline or diesel fuel. Emissions reductions can also be achieved by using diesel fuels with very low levels of sulfur, for example ULSD with a maximum sulfur content of 15 parts per million. Fuel emulsifiers, or fuel-borne catalysts are fuel additives that can be added to ULSD to cut emissions even further. In many cases, use of ULSD at 15 parts per million (ppm) of sulfur or less is a prerequisite to effective use of advanced retrofit technologies. Generally, it is not the fuel itself that is “clean”, it is the engineered

system (i.e. fuel, combustion engineering and exhaust after-treatment). Therefore, to achieve the greatest emissions reductions, a combination of repowered or replaced engines, retrofit technology and cleaner fuels must be used.

3. RETROFIT

“Retrofitting” is incorporating a device into a piece of diesel equipment to reduce pollution.²¹ A wide range of pollution-control, or “retrofit” technologies exist today, and can be used in combination with each other and with cleaner fuels to achieve powerful emissions reductions. Different technologies fit different engine operating needs—the key is to select the combination that achieves maximum clean air benefits for a given machine and use.

For example, a retrofit could be a Diesel Particulate Filter (DPF), which traps particles from engine exhaust until the trap becomes loaded to the point that a regeneration cycle is implemented to burn off the trapped particulate matter.²² DPFs are normally built with a porous ceramic, metal mesh or silicon

A delivery of ultra low sulfur diesel fuel to New York’s World Trade Center site. In late 2006, ULSD will be widely available across the United States.



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carbide filter housed in a metal container similar to a muffler. However, DPFs are just one of many technologies available to retrofit diesel engines, and many of these technologies serve different in-use functions. There are other examples of retrofit technologies, in addition to more detail about DPFs, in other sections of this handbook.

A combination of clean fuels and retrofits can reduce some hazardous diesel emissions by up to 90%, improving both environmental conditions and public health. Retrofits are remarkably cost-effective when compared to other means of reducing air pollution. For example, the average cost for most applications of a diesel oxidation catalyst (DOC) is approximately \$2,500²³ (excluding installation) and for a DPF between \$7,000–12,000²⁴ (excluding installation). The California Air Resources Board estimates that the average cost of retrofitting an engine of 275 horsepower with a catalyzed diesel particulate filter ranges between \$6,900–\$9,000.²⁵ By comparison, the average base price for a 200 to 300 horsepower wheel loader is \$275,000.²⁶ Retrofitting an engine with a catalyzed DPF in this price range or with a \$2,500 DOC costs only a small fraction (2.5 to 3.2% and less than 1%, respectively) of the cost of replacing the entire vehicle with one that pollutes less.

Moreover, the use of diesel fuel with 15 ppm of sulfur or less can benefit engine operation and maintenance by reducing wear and tear on heavy equipment. This translates into prolonged engine life and less frequent replacement of parts like pistons and cylinder liners.²⁷ Fleet operators using ULSD may therefore realize a dividend in avoided maintenance.²⁸ EPA expects these benefits to be equivalent to reducing the cost of the fuel by 3.3 cents per gallon.²⁹

Environmental Defense recommends that construction fleet operators who

have decided to take steps towards reducing harmful emissions from their construction vehicles contact their Original Equipment Manufacturer (OEM) or other appropriate technology experts to determine the most effective way to reduce diesel emissions from specific machine models in their fleet. Retrofit technology manufacturers and OEMs will probably need information about the fleet in order to advise construction fleet operators on which retrofit solutions will work best for their individual needs. It is always advisable for construction fleet operators to maintain a full inventory of construction machinery (including model and serial number of equipment, year of manufacture, engine displacement, horsepower and serial number of engine, and engine certification for post-1996 engines) working at a given site. This inventory should also include all machinery used to transport debris and construction material to and from a construction site.

Fleet operators who wish to install retrofit technology should also seek information from manufacturers about the proper monitoring, maintenance and operation of retrofit technology.³⁰ Finally, fleet operators should check with both OEMs and retrofit technology manufacturers about how installing retrofit equipment or using alternative fuels will affect equipment warranties. Most manufacturers have provided guidance to ensure that warranties are not threatened by any use of clean fuels or retrofits.

Equipment management and behavioral solutions to emissions reductions

In addition to the “3 R’s” above, there are fleet management and behavioral solutions that can be implemented to reduce pollution. These common sense practices can be implemented immediately

and can be a good first step in any retrofitting/diesel emissions reduction plan.

Stop engine idling. Users of heavy-duty diesel equipment (both onroad and nonroad) often keep their engines idling when their equipment is not in use. Reducing or eliminating unnecessary idling can save fuel, and therefore money, as well as reduce emissions. According to EPA, a typical heavy-duty truck or bus can burn approximately one gallon of diesel fuel for each hour it idles, generating significant amounts of pollution, wasting fuel, and causing excessive engine wear.³¹ Instead of idling, vehicle owners can purchase small generators or auxiliary power units specifically designed for trucks and buses that provide heat, air conditioning and/or power while a vehicle is not in motion.³² These devices substantially reduce the fuel consumed and emissions generated during long-duration idling. Many communities across the county have anti-idling rules, but there is a need for enforcement and compliance with these rules and a need to develop and enforce worksite specific rules to govern idling.

Improve equipment maintenance and inspection. Proper maintenance, engine tuning and emissions testing is critical to success. This includes replacing worn out parts, cleaning, tuning and generally maintaining the engine. Whether a retrofit device is installed and/or cleaner fuel is being used, it is always important to ensure that the engine is properly tuned and maintained. This is essential not only for the engines to operate efficiently, but also to ensure that emissions reduction technologies can be used

effectively. As with onroad vehicles, nonroad equipment should have regular inspections, including smoke testing. Proper maintenance will ensure complete fuel combustion and as a result PM exhaust is minimized. Proper maintenance can also improve fuel economy and extend engine life.

In addition to reducing idling time and instituting inspection and maintenance programs, the following measures can also help reduce exposure to diesel pollution:

- establishing a staging zone for trucks that are waiting to load or unload material at the work zone in a location where diesel emissions from the trucks will have minimum impact on abutters and the general public; and
- locating construction equipment away from sensitive receptors such as fresh air intakes to buildings, air conditioners and operable windows.

The remainder of this handbook focuses on using cleaner fuel and retrofits to reduce pollution from construction equipment. Reducing pollution from existing nonroad diesel equipment is vital to protecting the public from the health and environmental harms caused by hazardous diesel emissions. Even a relatively new engine can reduce pollution by installing a retrofit and using a cleaner fuel. The goal of these retrofit or emissions control technologies is to reduce emissions, up to and beyond what is required by EPA regulation³³ without negatively impairing the performance of the machine for its intended use.

Successes and regional programs

A variety of regional programs have proven successful at reducing harmful diesel pollution. This section of the handbook provides examples of voluntary government or private sector leadership in retrofitting construction equipment, including: New York City's efforts at the World Trade Center and through Local Law 77, Boston's Big Dig Project, Connecticut's New Haven Harbor Crossing Corridor Improvement Program, the Port of Houston Retrofit Program and retrofits at Washington's Puget Sound. Additionally, this section examines examples of successful economic or market incentive programs that provide financial support for cleaner technologies or fuels, such as the Texas Emissions Reduction Plan, the Carl Moyer Program in California, or the EPA Voluntary Diesel Retrofit Program. The diversity of programs described reflects the varying needs of individual projects with respect to equipment, location, fuel availability and other related factors. When planning a retrofit project, it is always important to take individual situation characteristics into account.

“Best available retrofit technologies”: New York City

New York City has demonstrated a strong commitment to reducing pollution from diesel engines. This case study discusses three NYC projects:

- the 7 World Trade Center Diesel Emission Reduction project,
- lower Manhattan redevelopment construction commitments, and
- NYC's Local Law 77.

7 WORLD TRADE CENTER SITE³⁴

The Clean Air Communities Diesel Emissions Reduction Project at 7 World Trade Center is the first public-private endeavor of its kind in the city. As former Northeast States for Coordinated Air Use Management (NESCAUM) Executive Director, Ken Colburn stated, “through the application of advanced emission control technology and the use of ultra low sulfur diesel fuel, this Clean Air Communities initiative demonstrates that innovative, clean air progress is possible even at large-scale urban construction sites across the nation.”³⁵

In October of 2002, the site converted to ULSD for all equipment. Six pieces of construction equipment have already been retrofitted, and one electric crane is being used in lieu of the typical diesel engine crane technology. It is important to note that these strategies target PM, HC, and CO reductions, not NO_x.

LOWER MANHATTAN REDEVELOPMENT³⁶

Lower Manhattan is a thriving mix of apartments, art galleries, shops and restaurants. More than 4,000 children live throughout lower Manhattan in neighborhoods as diverse as TriBeCa, Chinatown and Battery Park City. With the rebuilding of the World Trade Center site, lower Manhattan will become one of the nation's largest construction sites, teeming with diesel engines. These engines will be operating just steps from school, playgrounds, parks, homes and offices.

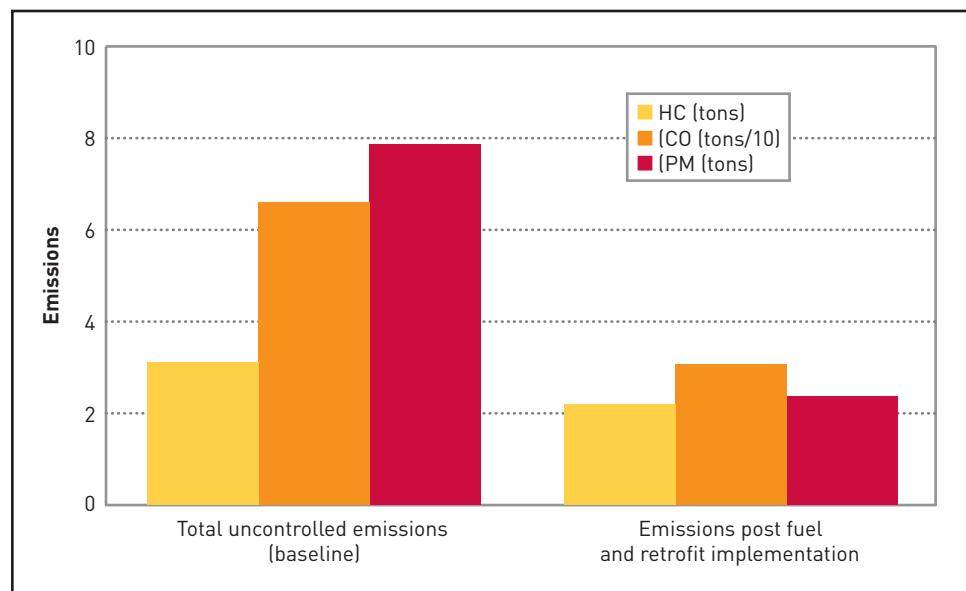
Governor Pataki and New York City have pledged to use the best available retrofits and cleaner diesel fuel in all of the reconstruction efforts. In 2002,

TABLE 3
7 World Trade Center retrofits

Date	Equipment	Retrofit technology
March 2003	Stationary Generator Excavator (CAT 245D, 14.7 l) Excavator (Komatsu PC200, 5.9 l)	DOC DOC DOC
January 2004	Stationary Generator (Rudox, 125 kw, 6.8 l)	Active DPF (Rypos RT500)
May and June 2004	A two-stroke and a four-stroke crane	Metallic High Performance DOC Clean Cat® known by the trade name of “diesel particulate reactors” (by Environmental Solutions World-wide, Inc.)
Pending	The site has plans to retrofit one more piece of equipment, a concrete pump, with a DOC. Rather than purchasing a new DOC, the retrofit will reuse a high-efficiency DOC from one of the cranes after crane use is finished.	

Source: Information provided by Glenn Goldstein at NESCAUM.

FIGURE 5
Total emissions reductions for 7 World Trade Center project



Courtesy of NESCAUM. Includes emissions from equipment that was not retrofit.

Governor Pataki committed to the use of ULSD and best-available retrofits in all state-controlled lower Manhattan construction projects, including at the World Trade Center site. The New York State Assembly and Senate followed Governor Pataki’s lead and passed legislation on June 22, 2004 codifying Governor Pataki’s commitment.³⁷ The law was unanimously approved in both the

House and the Senate and was recently signed into effect by the governor.³⁸ It requires contractors and subcontractors using diesel-powered nonroad vehicles with an engine horsepower rating of 60 HP and above to use only ULSD and to retrofit, where practicable, their equipment with oxidation catalysts, particulate filters or technology with “comparable or better effectiveness.”³⁹

The pollution reduction efforts at 7 World Trade Center have been paralleled at other redevelopment sites in lower Manhattan. In the PATH reconstruction project, for example, three pieces of construction equipment were chosen for retrofits: a Caterpillar XQ2000 Genset and two Caterpillar 966G TG-22 Loaders. Caterpillar, the original manufacturer of all of the pieces of equipment, was chosen to perform the retrofits.

Caterpillar chose to utilize a passive DPF, the CRT™, manufactured by Johnson Matthey. The CRT™ particulate filter is a patented emissions control technology that contains both a platinum oxidation catalyst and a particulate filter. Caterpillar specifies the minimum exhaust temperature must be at least 260°C for at least 40% of the operating time. Though loaders met these minimum requirements, a detailed engineering analysis on the generator's exhaust temperature found that it was an unsuitable candidate for a DPF. The generator was only being used consistently at approximately 20% of its rate and thus lacked sufficient exhaust temperature.

In August of 2003, H.O. Penn (Caterpillar's local dealership) and Caterpillar design engineers installed the DPFs on the two 966G Loaders. The installation process took eight to ten hours, which was approximately double the expected installation time. This delay can probably be attributed to these retrofits being the first installations of this kind performed by H.O. Penn as well as the need to modify several brackets/components during installation. During the emissions testing, the time required to remove the original muffler and replace it with the DPF was cut in half.

One concern about using DPF technology is failure of the DPF to regenerate, which could lead to excessive

engine backpressure. Backpressure must be checked so that it does not increase to levels that may ultimately damage the engine. For this reason, Caterpillar decided to provide an integrated exhaust backpressure alarm with the retrofits to alert the driver if the backpressure is too much. The alarm, mounted in the cab of the loader, is both visual and audible. If a pre-specified backpressure is exceeded for more than a set time interval the alarm lights up.

The installed cost of the DPFs for the wheel loaders was approximately \$15,000 each. This cost is probably higher than the future cost of retrofits of this type because this was the first installation on a Caterpillar 966G loader for both Caterpillar and H.O. Penn. After the first few installations, labor efficiencies are typically realized, as evidenced by the decreased installation time from the initial installation to the emissions testing installation. Further, as market demand increases, capital costs are expected to decrease. Additional project costs came from the April 2005 price premium of \$0.01–\$0.18 per gallon of ULSD in the New York City area. The use of ULSD is not expected to change maintenance schedules or cost, however, using DPFs is expected to slightly increase maintenance responsibilities and cost. Specifically, the filter technology must be cleaned to maintain emissions reduction benefits. A cleaning contract was not negotiated for this project, but other negotiated contract prices in the New York City area range from \$300 to \$500 per cleaning event. The DPFs have not yet been in service for a year, and have experienced no operational problems.

To establish the emissions reduction potential of the different strategies (ULSD vs. ULSD/DPF), emissions testing was performed using two different types of portable emissions monitoring systems: the Clean Air Technologies

Construction at the World Trade Center site.



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International Montana system and the Environment Canada DOES2 system. Emissions testing was conducted for two weeks between September and October of 2003; significant PM emissions reductions were documented. Both monitoring systems identified PM emissions reductions of 15 to 20% for the use of ULSD alone, and of greater than 90% when ULSD was combined with the DPF. Additionally, the use of the DPF also produced significant CO emissions reductions. The switch to ULSD alone produced CO emissions reductions in the range of 1 to 10%, and more than 85% reductions were achieved when the DPF technology was used with ULSD.⁴⁰

NEW YORK CITY LOCAL LAW 77
Recently, New York City committed to emissions reduction measures for all city-funded construction. New York City Local Law 77 calls on New York City to use clean fuels and advanced emissions-control technologies in all city construction fleets and contracts. The law requires two fundamental

steps.⁴¹ First, it requires the use of ULSD with a maximum sulfur content of 15 ppm in all city contracts, on a schedule set forth in the law. Second, it requires use of “best available” emissions control technology for any class of engine to which the law applies.

Local Law 77 provides a high standard for what shall constitute best available technology, calling on the City to use technologies that reduce both fine particulate matter (PM) and oxides of nitrogen (NO_x). Specifically, Local Law 77 requires that agencies use technologies that “shall be primarily based on the reduction in emissions of particulate matter and secondarily based upon the reduction in emissions of nitrogen oxides.”⁴² The DEP recently promulgated rules defining “best available technology.”⁴³

Retrofits and ULSD have been tested at the 7 World Trade Center site, incorporated into Lower Manhattan Development Corporation design guidelines, and now every Environmental Impact Statement for major reconstruction projects in lower Manhattan, from the Fulton Street transit center to Route

Even private NY contractors have joined the diesel retrofit effort. After Pavarini-McGovern Construction Company was found in violation of a local emissions regulation, they retrofit a 1971 380 HP crane with a DOC and committed to using the fuel-borne catalyst Platinum Plus.

9A, has committed to using advanced retrofits in their environmental impact statements. For example, the Fulton Street Transit Center draft environmental impact statement requires the use of Tier 2 compliant equipment with PM emissions reductions at 85%.⁴⁴ Additionally, many projects in lower Manhattan are already moving ahead with emissions-reduction strategies based on a wide range of technologies.

The Big Dig⁴⁵

The Central Artery Project in Boston, also known as the “Big Dig,” has built 161 lane miles of highway in a 7.5-mile

corridor directly through the middle of densely populated downtown. The project, which began in September 1991 and is currently scheduled to be substantially completed by the end of 2005,⁴⁶ presented an historic opportunity to test and demonstrate the feasibility of pollution control retrofits. Use of these retrofits helps to minimize the impact of such a large-scale project by reducing air pollution and lessening the health impact of a major construction project on workers, neighborhoods and regional air quality.

The Massachusetts Turnpike Authority (MTA) in collaboration with the Massachusetts Department of Environmental Protection (DEP) and NESCAUM, chose to retrofit construction equipment with diesel oxidation catalysts. Although other technologies achieve higher particulate reduction rates than DOCs, the MTA preferred DOCs for several reasons—primarily because the very clean diesel fuel (15 ppm of sulfur or less) needed to operate other technologies was not available at the time the Big Dig began.

Retrofit requirements were incorporated into Big Dig construction contracts.



MASSACHUSETTS TURNPIKE AUTHORITY

The Big Dig retrofit project has resulted in the installation of DOCs on approximately 200 pieces of construction equipment—this includes small in-tunnel cranes,⁴⁷ lifts, excavators, bulldozers, generators and compressors. This effort will achieve air emissions reductions that are the equivalent of removing 1,300 diesel buses off of Boston streets for a full year.⁴⁸

The Big Dig retrofit project is a true success: **No adverse operational problems or additional maintenance costs have been experienced by Big Dig construction equipment retrofitted with DOCs.**⁴⁹ Additionally, preliminary estimates of area-wide emissions reductions from the retrofitted equipment amount to approximately 36 tons per year for carbon monoxide, 12 tons per year of hydrocarbons, and 3 tons per year of PM.⁵⁰

The Massachusetts Highway Department provided funding to contractors to purchase the emissions control devices. According to Alex Kasprak, Environmental Engineer, Massachusetts Turnpike Authority, one of the lessons learned from the Big Dig project is that it is best to include the requirement for emissions control equipment as part of the contract's bid package. By doing so, the cost of the retrofit equipment can be included as part of the overall contract cost. This will also ensure that the maximum number of offroad pieces of equipment can be retrofitted.⁵¹ Overall, the Big Dig retrofit program is now being used as a model by regulatory agencies to encourage other construction projects to utilize retrofitted diesel equipment.⁵²

I-95 New Haven Harbor Crossing Corridor Improvement (NHCC Project)⁵³

Eighty-three diesel oxidation catalysts have successfully been installed at the Connecticut NHCC project. In addition, construction contractors have volunteered to use low sulfur diesel (500 ppm sulfur content) on all their nonroad equipment. The NHCC project is part of Connecticut's Clean Air Construction Initiative and was launched to protect laborers as well as residents from harmful construction emissions along a densely populated corridor. Construction began in 2001.

The Connecticut Clean Air Initiative was a mutual effort of the Connecticut Department of Transportation (ConnDOT), the Connecticut Department of Environmental Protection, the Connecticut Department of Motor Vehicles, and the Connecticut Construction Industry Association to come up with real-world solutions to air quality problems. With compromise, a contract specification was evolved from the above mentioned agencies to improve the quality of life through this long duration construction project.

ConnDOT is requiring all contractors and subcontractors to take part in the Connecticut Clean Air Construction Initiative. The cost to purchase the DOCs and the cleaner fuels was included in the overall contract cost, as bid by each contractor. At present, all contractors have decided to install DOCs. Although other technologies achieve higher particulate reduction rates than DOCs, they were preferred primarily because low sulfur diesel fuel

“The Big Dig diesel construction retrofit program has proven that retrofitting construction equipment with DOCs is very feasible, and provides beneficial air quality improvements in terms of emission reduction and odor control.”

—Alex Kasprak, Environmental Engineer, Massachusetts Turnpike Authority, CA/T Project

“I am very proud of Connecticut’s success in this Clean Air Construction Initiative. The State of Connecticut’s various Departments and the Connecticut Construction Industry Association (CCIA) worked and are still working to benefit the people of Connecticut by trying to improve the quality of life in locations where transportation projects are occurring. We are sensitive to those that live or work in an area where construction is going on, day after day, and how it affects those people’s lives. This Initiative is a step in the right direction. As technologies improve, greater air quality can be achieved.”

—Donna Weaver, Transportation Planner, Office of Environmental Planning, Connecticut Department of Transportation

(500 ppm sulfur content), rather than the ULSD (15 ppm of sulfur or less) needed to operate other technologies, was used for the project. Estimates for reduced emissions from the program are 20 tons per year for carbon monoxide, 2 tons per year for fine particulate matter (with clean fuels or oxidation catalysts) and 8 tons per year for hydrocarbons (with oxidation catalysts only).⁵⁴

Because of the success of the Connecticut Clean Air Initiative on ConnDOT projects, other agencies such as the Connecticut Department of Public Works and the Connecticut Department of Economic and Community Development are also requiring their construction contractors to follow the ConnDOT specification. Three or four diesel oxidation catalysts have been installed on two projects as a result.

Port of Houston⁵⁵

The Port of Houston is the sixth largest port in the world,⁵⁶ and a significant contributor to NO_x emissions in the eight counties of the Houston-Galveston area. All eight counties in this region fail to comply with EPA’s health-based eight-hour ozone standards.⁵⁷ Although the Port of Houston Authority is not the largest contributor to emissions in the area, they have become the region’s leader in emissions reduction activities and commitments.

Through demonstration testing of the alternative fuel PuriNOxTM on rubber-tire

gantry crane with a 550 horse-power engine, the Port of Houston Authority (PHA) has reduced NO_x emissions by 25% and PM emissions by 50%.⁵⁸ In September of 2003, the Port Authority converted 39 yard tractors and yard cranes to PuriNOx and enacted the requirement that any new equipment purchased be able to use the technology.⁵⁹ Approximately 49 pieces of cargo-handling equipment are currently operating on PuriNOx for a NO_x emissions reduction of approximately 21 tons per year at a total cost of \$216,000. According to Roger Guenther, container facilities manager at Barbour’s Cut Container Terminal, “It’s just a different fuel, nothing special has to be done to the equipment. I could put diesel back in any of the offroad vehicles and they would run just fine. I can’t tell any difference from one to the other.”⁶⁰

The PHA also applied for and received \$337,000 in state funding (see the Texas Emissions Reduction Program section below) to replace two Fireboat FARNSWORTH propulsion engines with engines that produced 5.6 tons less NO_x per year.⁶¹ Additionally, the PHA has purchased several new yard tractors and container handlers with clean engine technology, resulting in NO_x emissions reductions of 6.9 tons per year at a cost of \$21,500.⁶² Further, the PHA purchased 33 ultra-low emissions vehicles or propane vehicles for their onroad fleet.⁶³ The PHA plans to extend its retrofit program (which involves either retrofitting vehicles with oxidation catalysts,



New equipment purchased by the Port of Houston Authority must run on PuriNOx, an alternative fuel that reduces NO_x emissions.

switching their fuel use to PuriNO_x, or both) to between 50 and 250 vehicles.⁶⁴ In total, the PHA has reduced NO_x emissions by 33.5 tons per year with the assistance of \$574,000 in TERP funding.

Puget Sound in Washington⁶⁵

Washington State's Puget Sound Clean Air Agency has formed a coalition, known as Diesel Solutions®, to dramatically reduce diesel engine pollution in the region. The first step in this program was to work with Conoco/Phillips and U.S. Oil to ensure that ULSD was locally available. Since ULSD was made available, 800 school buses have been retrofitted, mostly with DOCs.

Approximately two dozen pilot projects used DPFs for the retrofits. The average retrofit cost has been between

\$1,200 and \$8,000 per vehicle, and projects are financed through a state-wide retrofit program developed as part of the EPA Voluntary Diesel Retrofit Program. The next step in the program is to retrofit diesel engine construction equipment with pollution control technology. As part of this effort, the Puget Sound Clean Air Agency has requested retrofits in their comments on local project environmental impact statements, and has been speaking with a number of construction companies.⁶⁶

The Texas Emissions Reduction Program⁶⁷

In 2001, the Texas State Legislature established the Texas Emissions Reduction Program, enacted through Senate Bill (SB) 5. The goals of the TERP, as stated in SB 5, are to: "assure that the air in the state is safe to breathe and meets minimum federal standards established under the Federal Clean Air Act (42. U.S.C. Section 4707); develop multi-pollutant approaches to solving the state's environmental problems; and adequately fund research and development that will make the state a leader in new technologies that can solve the state's environmental problems while creating new business and industry in the state."⁶⁸

The TERP covers 41 counties in the state where air quality violates or is close to violating EPA standards.⁶⁹ Projects are eligible for financial assistance through a number of programs, including: the Emissions Reduction Initiative Grants Program, which offers incremental funding for NO_x emissions reduction activities; the Small Business Program, which offers grants to small businesses for pollution reduction measures; the Heavy-Duty Motor Vehicle Purchase or Lease Incentive Program, which allows the Texas Com-

mission on Environmental Quality to reimburse a purchaser or lessee of a new onroad heavy-duty vehicle for the difference in price between that vehicle or a higher-emitting diesel-powered vehicle; and the Light-Duty Motor Vehicle Purchase or Lease Incentive Program, which (though currently unfunded) is intended to provide financial incentives for the purchase of light-duty motor vehicles that are EPA-certified at a lower NO_x emissions standard than regular light-duty motor vehicles.

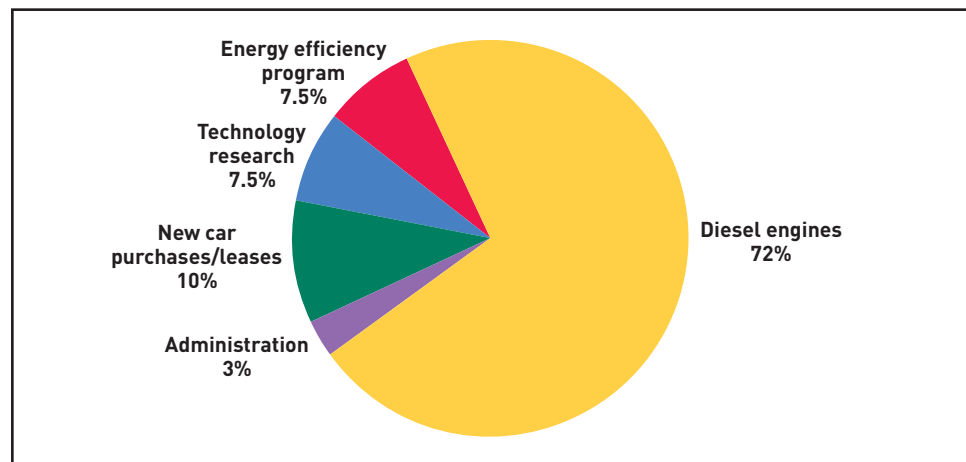
TERP will offer a total of approximately \$130 million in funding for emissions reductions programs each year over the next three years.⁷⁰

In the 2004 grant application period, the Texas Commission on Environmental Quality had approximately \$127.5 million available for grant programs. Eligible projects include new purchases, replacements, retrofits, repowers, and refueling projects.⁷¹ The projects from the first round of grants are expected to reduce NO_x emissions by over 3,500 tons over their lifetime, at an average cost of about \$5,175 per

ton reduction.⁷² The projects funded by the second round of these grants are expected to reduce NO_x emissions by almost 13,600 tons over the life of the projects, at an average cost of \$5,960 per ton reduction.⁷³ In 2004, the average cost per ton reduction of NO_x emissions was approximately \$5,800. This represents a lower average cost per ton NO_x emissions reduction than achieved by 2002-2003 grants funds, which offered over \$28 million in funding to reduce NO_x emissions by over 4,100 tons over the life of the projects at an average cost of approximately \$8,362 per ton.⁷⁴ The Emissions Reduction Grant Incentive Program NO_x cost-effective criteria will be capped at \$7,000 per ton reduction in 2005.⁷⁵ Grant award details are available at: <http://www.tnrcc.state.tx.us/oprd/sips/terp.html> and more information can be found at: <http://www.tnrcc.state.tx.us/oprd/sips/terp.html>.

California's Carl Moyer Program⁷⁶
The Carl Moyer Memorial Air Quality Standards Attainment Program

FIGURE 6
TERP funding distribution, 2001 (approximately \$130 million)



When the Texas Emissions Reduction Plan is fully implemented, the majority of funds will go toward replacing older diesel engines with cleaner-burning models.

Source: TNRCC. "Clean Air Incentives." Natural Outlook, Fall 2001. Online resource, available at: http://www.tceq.state.tx.us/assets/public/comm_exec/pubs/pd/020/01-04/clean_air.pdf Last accessed 04/12/05.

provides funds on an incentive basis for the incremental cost of cleaner than required engines and equipment. Funding is available for nonroad equipment 50 hp or greater. Eligible projects include cleaner onroad, offroad, marine, locomotive and stationary agricultural pump engines, as well as forklifts, airport ground support equipment, and auxiliary power units. The program achieves near-term reductions in NO_x emissions, which are necessary for California to meet its clean air commitments under the State Implementation Plan. In addition, local air districts use these NO_x emissions reductions to meet commitments in their conformity plans, thus preventing the loss of federal funding for local areas throughout California. The program also seeks to reduce particulate matter (PM) and hydrocarbons.

The California Air Resources Board (CARB) is responsible for the development and oversight of the majority of the Carl Moyer Program. CARB distributes Carl Moyer funding to California's 35 local air districts, which then screen applications and distribute the funding to diesel engine owners. The program has provided grants for projects such as repowering nonroad equipment, agricultural irrigation pumps, sweepers, tractors and marine vessels. It has also helped to fund the purchase of new natural gas refuse trucks and buses.

Governor Schwarzenegger recently signed AB923, which authorized increasing motor vehicle registration fees and tire fees to support programs, such as the Carl Moyer Program, that reduce air pollution. Through year six of the Carl Moyer Program, it had received approximately \$154 million dollars in total funding.⁷⁷ With its recent re-

authorization, up to \$140 million a year of incentive funding is available for air pollution mitigation technologies.⁷⁸ More information is available on the Carl Moyer Program web site at: <http://www.arb.ca.gov/msprog/moyer/moyer.htm>.

The EPA Voluntary Diesel Retrofit Program

The Environmental Protection Agency, through the Office of Transportation and Air Quality, has developed a program to encourage voluntary diesel retrofits. This program uses economic incentives, which can be applied at the federal, regional, state, and local levels, to produce emissions reductions through the use of pollution control technology. One tool used by this program is grants, which have been awarded to various parties to help fund the cost of retrofit projects. Information on recent grants is available on the EPA Voluntary Diesel Retrofit Program web site.

EPA is also in the process of developing a policy to allow diesel engine retrofits to count as credits that can be traded or used to offset stationary source emissions. As a corollary to this program, EPA has developed a verification program to ensure that pollution control technology providers advertised emissions reductions. More information on the EPA verification process is available in the "Onroad and Nonroad EPA/CARB Verification" section of this handbook. Further information on the Voluntary Diesel Retrofit Program, verified technologies, and financial incentives for the use of pollution control technology can be found on the EPA Voluntary Diesel Retrofit web site, at: <http://www.epa.gov/otaq/retrofit/index.htm>.

Fueling a cleaner tomorrow

Ultra-low sulfur diesel fuel (ULSD)

The sulfur in diesel fuel directly contributes to the amount of pollution emitted, such as engine-out PM emissions⁷⁹ and secondary emissions of SO₄.⁸⁰ Currently, the EPA standard for onroad diesel fuel is 500 ppm (also referred to as No. 2 Diesel). The current nonroad standard for diesel fuel is 5,000 ppm, but sulfur levels are generally around 3,400 ppm. As of September 2006, 15 ppm sulfur content (ULSD) will become mandatory for all onroad diesel engines⁸¹ and in 2010, 15 ppm sulfur content fuel will become mandatory for many nonroad engines.⁸²

Because ULSD is not required nationally until September 2006, its current availability and costs vary depending on location, whether ULSD has to be specially trucked in for a project, and the quantities needed. The map below shows areas within a 250-mile radius of where ULSD is refined,⁸³ or areas where ULSD should be available as of August 2004. Once ULSD becomes mandatory for the onroad sector in 2006, it will be readily available across the United States and cost differentials between low sulfur diesel (500 ppm) and ULSD should be minimal.

ULSD reduces harmful emissions, allows for aggressive retrofit devices, and reduces maintenance costs. EPA states: “While the estimated added cost for low-sulfur fuel is about seven cents per gallon, the net cost is projected to average about four cents per gallon because the use of ULSD could significantly reduce engine maintenance expenses.”⁸⁴ The maintenance dividend for low sulfur fuel in large onroad vehicles (e.g. trucks and buses) is about \$600 over the life of the engine or a fuel cost savings of about 1 cent per gallon.⁸⁵ The cost savings for nonroad equipment may be

higher, because baseline sulfur levels in nonroad fuel are up to six times higher than onroad fuel.

The program has been a tremendous success. In the short period from October 1, 2004 to February 1, 2005, the Lane Clean Diesel Project received commitments from its partners to purchase over 2 million gallons of ULSD.

By switching from onroad diesel fuel (500 ppm) or from nonroad diesel fuel (about 2000 ppm–3000 ppm) to ULSD, particulate matter, smoke and sulfate emissions will be reduced.⁸⁶ ULSD used in combination with advanced retrofit technology allows for dramatic reductions of up to 90% of the PM, HC and CO found in diesel exhaust. Those who wish to design a retrofit program should talk with local fuel providers to determine whether ULSD is available in their market, and if it is not yet available, the timeline within which it will be

An Oregon success story

Sharon Banks of the Lane Regional Air Pollution Authority (LRAPA), Oregon successfully built a market for ULSD fuel in Lane County, Oregon. The objective was to bring ULSD fuel to Lane County at an affordable price ahead of the September 2006 mandate.

To bring the price of ULSD fuel down to a competitive level, Ms. Banks built enough demand in Lane County to make ULSD fuel attractive to users. City managers, County administrators, school districts, transit authorities, municipal waste haulers, large private fleets, fuel distributors and public utilities were all involved in the endeavor.

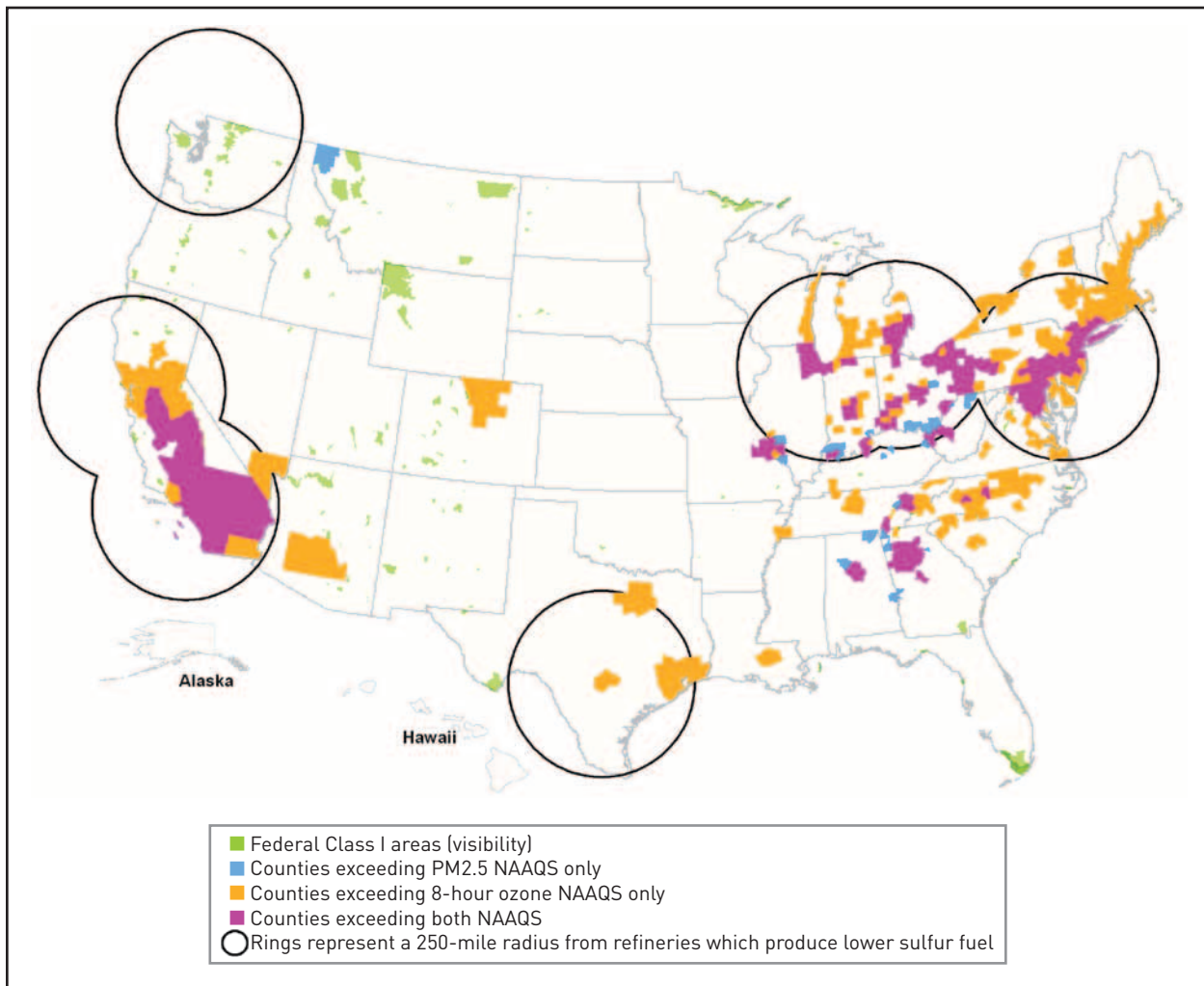
available. EPA rules mandate that all new onroad diesel vehicles use ULSD by 2006, at which point the fuel will be widely available nationwide.⁸⁷ New EPA rules do not require the use of ULSD in the nonroad sector before 2010, but the widespread availability of the fuel by September 2006 makes it easy for any nonroad fleet to begin using the fuel ahead of the EPA nonroad schedule.⁸⁸

Emulsified diesel fuel

Emulsified diesel fuel is diesel fuel (LSD or ULSD) blended with up

to 20% water and a proprietary additive. The water emulsion has to be stirred regularly when kept in a stationary tank to ensure that the water molecules are completely enclosed by fuel molecules. Stirring is important to avoid separation, which could cause engine corrosion and decreased lubricity. Storage tanks can be equipped with stirring devices such as circulation pumps. Though the timeframe for recirculation needs may vary based on individual product specifications, Lubrizol's PuriNOx can be stored at room temperature

FIGURE 7
Ultra low sulfur diesel fuels availability



Source: <http://www.epa.gov/otaq/retrofit/fuelsmap.htm>

for 3–4 weeks before recirculation becomes necessary.⁸⁹

Emulsified diesel fuels generally do not require engine modifications. However, fleet operators should check with OEMs before using a fill-and-go system like emulsified diesel and fleet operators should confirm warranty compatibility with the equipment/engine manufacturer before using emulsified fuels. Emulsified fuels have been tested for many onroad and nonroad diesel engines, although only Lubrizol's PuriNOx summer blend has received EPA verification. Summer blend PuriNOx cannot be used when ambient temperatures fall below 20 degrees Fahrenheit.⁹⁰ EPA has verified PuriNOx for both on and nonroad use and has confirmed a 16.8–23.3% reduction in PM and a 17–20.2% reduction in NO_x for nonroad applications.⁹¹

CARB has verified PuriNOx for onroad engines model years 1988–2003 at 50% PM (Level 2) reduction and 15% NO_x reduction.⁹² In addition, CARB has verified PuriNOx and AZ Purimuffler or AZ Purifier System for 1996 through 2002 diesel engines used in off-road applications specifically at the ports, railway yards and other intermodal/freight handling operation applications only. The PuriNOx and AZ Purimuffler or AZ Purifier System uses a diesel oxidation catalyst and an emulsified diesel fuel to achieve a 50% reduction in PM emissions, qualifying it for a Level 2 CARB verification. The system also achieves a 20% reduction in NO_x emissions.⁹³

Using retrofit technology in conjunction with emulsified fuels significantly reduces both PM and NO_x. For example, use of an emulsified fuel with a DPF produces PM emissions reductions of 95%, HC reductions of 85%, CO reductions of 75% and NO_x reductions of 25%. Use of emulsified diesel fuel in conjunction with a DOC pro-

duces PM emissions reductions of 65%, HC reductions of 60%, CO reductions of 70% and NO_x reductions of 25%.⁹⁴ Thus, Environmental Defense recommends that if emulsified fuel is used, it be used in conjunction with a retrofit device whenever possible to maximize emissions reductions.

While many applications have been successful, some have raised concerns regarding fuel separation in equipment that is not being used regularly, loss of power, slower hydraulic movement, injector pump failure in newer engines and acceleration.⁹⁵ When considering the emissions reduction rates of emulsified fuel, possible loss of engine power and fuel efficiency should be taken into consideration. Fuel efficiency depends highly on the duty cycle, and Lubrizol reports that a typical loss is between 5 and 10%.⁹⁶ Since water does not contribute energy, emulsified diesel fuel can decrease engine power by approximately 10–13%⁹⁷ depending on how much water has been added.⁹⁸ Engine power is also highly dependent on the duty cycle and current engine sizing of the vehicle. PuriNOx has successfully been used in a variety of both low and high horsepower offroad engines, from small little John Deere Gators (all terrain vehicles) to tractors, loaders, scalars, dozers, haul trucks, cranes, marine vessels, etc.⁹⁹

Availability and cost of emulsified fuel should be addressed with the local fuel distributor. If a centralized fuel storage tank is available on site, the emulsified fuel can be blended on site, which may be less expensive than when it has to be trucked in. According to Lubrizol, for example, PuriNOx prices vary by distributor, but a good approximation of cost nationwide is \$0.25 per gallon over diesel fuel.¹⁰⁰ However, depending on where PuriNOx is sold and depending

on the price of regular diesel fuel, it can also be the same price or less expensive than regular diesel fuel.¹⁰¹

Fuel-borne catalyst

A fuel-borne catalyst (FBC) is a liquid fuel additive that conditions diesel fuel, improving combustion and reducing emissions. An FBC can either be added to bulk fuel or directly to the construction vehicle's fuel tank. An FBC typically contains small amounts of precious metals such as platinum, cerium, or iron compounds. Use of an FBC product can also improve fuel economy by up to 10% and increase horsepower by up to 5%.¹⁰²

EPA has verified only one FBC, called Platinum Plus[®], so far.¹⁰³ EPA verified reduction rates for the FBC used in conjunction with a DOC are 25-50% for PM, 16-50% for CO and 0-5% for NOx. According to Platinum Plus' manufacturer, only about 2% of the platinum gets into the environment because the platinum bonds with the hot surfaces of the engine.¹⁰⁴ Platinum in the environment has a limited potential to produce allergy-like symptoms for sensitive populations, such as: conjunctivitis, coughing, wheezing or asthma attacks.¹⁰⁵ However, a recent study by the United Kingdom's Committee on Toxicity of Chemicals in Food, Consumer Products, and the Environment reported: "platinum emissions from the platinum based fuel catalyst were unlikely to be in an allergenic form."¹⁰⁶

To address the amount of platinum released into the environment and to achieve the maximum possible emissions reductions, Environmental Defense recommends that an FBC be used in conjunction with retrofit equipment, such as a DPF or the catalyzed wire mesh filter mentioned in the technology section.¹⁰⁷

Alternative fuels

To reduce emissions of hazardous pollutants, construction fleet operators can use an alternative fuel. The use of alternative fuels provides not only environmental benefits, but also can reduce dependency on foreign petroleum and improve energy security through supply diversification. As with all vehicles and equipment, to achieve the maximum possible environmental benefits, alternatively fueled vehicles must be properly maintained.

This section of the handbook explores the specific advantages of biodiesel, compressed natural gas, liquefied natural gas and propane fuels. It is important to note that alternative fuels might be right for some fleets but not for others, especially because, at this time, alternative fuels do not have the same easily accessible infrastructure that diesel fuel does. Information on the availability of these, and other, alternative fuels is available from the Department of Energy's Alternative Fuels Data Center, which can be accessed online at: <http://afdcmap.nrel.gov/locator/LocatePane.asp>.

Additionally, federal and state tax incentives may be available to help defray increased purchasing costs for alternative fuel vehicles. More information on tax and other financial incentives for alternative fuel use is available from the Department of Energy's Alternative Fuels Data Center at: http://www.eere.energy.gov/cleancities/afdc/laws/incen_laws.html.

BIODIESEL

Biodiesel is a renewable, biodegradable, low-sulfur fuel that is produced from many types of feedstocks including vegetable oils (soybeans, rapeseeds, canola oil) or animal fat. Biodiesel is high in oxygen content (oxygenates) which leads to lower PM emissions.

Typically, biodiesel is blended with conventional diesel in a 20% biodiesel to 80% conventional diesel solution (B20). At B20, most of the potential PM benefits have been achieved while minimizing potential NO_x emissions increases. Biodiesel can also be blended with ULSD fuel, and in fact, makes up for ULSD's low lubricity. For example, using a 1% biodiesel and 99% ULSD blend increases lubricity 65% over pure ULSD, which is essentially equivalent to regular diesel fuel.¹⁰⁸

EPA has statistically determined that PM, HC and CO emissions decrease and NO_x emissions increase slightly with B20 mixtures, when compared with conventional diesel. B20 increases NO_x by about 2%, decreases PM by approximately 10%, decreases HC by around 21% and decreases CO by approximately 11%.¹⁰⁹ Thus, biodiesel helps decrease emissions of some air pollutants, but it slightly increases NO_x emissions.¹¹⁰ Due to the slight NO_x increase, biodiesel may only be appropriate for use in areas that are attaining the public health based standards for ozone—and even then, only in combination with other NO_x reduction strategies. B20 may also be appropriate for areas that have achieved their air quality standards but must work actively to maintain that status (maintenance areas).¹¹¹

Biodiesel may also be used alone (B100) rather than blended with conventional or ULSD fuel. EPA has verified Biodiesel blends ranging from B1 to B100 for use in voluntary retrofit initiatives.¹¹² According to EPA, B100 is 5–11% less fuel efficient than conventional diesel.¹¹³ Specifically, B100 reduces emissions of hydrocarbons by an average of 67%, carbon monoxide by an average of 48%, and particulate matter by an average of 47%.¹¹⁴ On average, B100 emits about 10% more NO_x than conventional diesel fuels do.¹¹⁵

COMPRESSED NATURAL GAS AND LIQUEFIED NATURAL GAS

Compressed natural gas (CNG) is a colorless, tasteless, and non-toxic fuel that is mostly derived from methane. Although naturally odorless, an odorant is frequently added to CNG supplies to warn of its presence, a precaution made necessary by its flammability.¹¹⁶ CNG is extracted from extensive underground reserves in gas wells or in conjunction with crude oil production and is commonly used to power water heaters, stoves, and laundry machines. However, CNG's utility is not limited to the household—it can also be an excellent and clean alternative fuel for mobile sources and has been used in the heavy-duty onroad sector.¹¹⁷

The U.S. Department of Energy describes CNG as “clean burning” producing significantly fewer harmful emissions than reformulated gasoline or diesel when used in natural gas vehicles. According to the U.S. Department of Energy, commercially available medium- and heavy-duty natural gas engines have demonstrated over 90% reductions of CO and PM and more than 50% reduction in NO_x relative to commercial diesel engines.¹¹⁸ To use CNG, one must purchase a vehicle designed specifically for CNG use. At this time, CNG is not commercially available for nonroad use, although several hand-built demonstration units exist.

Liquefied natural gas (LNG) is natural gas that has been cooled to temperatures of 260 degrees below zero, but it is typically kept at high pressure so that it does not have to be so cold. The fuel's freezing temperatures increase the need for safety training by those operating LNG fueled vehicles. Skin contact with the fuel must be avoided, and machines that use LNG can vent a flammable gas mixture when not in use and parked in-



doors. Additionally, LNG must be used in a context where the LNG facility or terminal meets all applicable state or local government safety and siting rules. Similar to compressed natural gas, LNG has been used in the heavy-duty onroad sector,¹¹⁹ but is not commercially available for the nonroad sector at this time.

PROPANE

Propane, known also as Liquefied Petroleum Gas, is a colorless and non-toxic fuel produced as a byproduct of natural gas processing or crude oil refining. Application of moderate pressure can convert the gas into a liquid, increasing the ease with which it is stored and transported. Although propane is less fuel efficient than gasoline, its higher octane rating means that engines run more smoothly and efficiently.

Propane also produces less pollution than gasoline, and it can lower carbon dioxide, carbon monoxide and non-methane hydrocarbon emissions.¹²⁰ Additionally, propane is readily available—fueling stations are found in all 50 states. This fuel is widely used in the onroad sector, and has been successfully used by non-road vehicles such as forklifts or loaders.¹²¹

According to the U.S. Department of Energy, propane vehicles can produce fewer ozone-forming emissions than vehicles powered by reformulated gasoline. In addition, tests on light-duty, bi-fuel vehicles have demonstrated a 98% reduction in the emissions of toxics, including benzene, 1,3 butadiene, formaldehyde, and acetaldehyde, when the vehicles were running on propane rather than gasoline.¹²²

Filtering out pollutants

One of the most effective ways to reduce diesel pollution from existing equipment is to combine the cleaner fuels, discussed previously, with retrofit technology. In this handbook, the term *retrofit* is defined as incorporating any device into diesel equipment to reduce pollution. The term *retrofit technology* is used interchangeably with *emissions control technology*, *pollution control technology* and/or *after-treatment technology*.

There are a variety of demonstrated retrofit technologies available to significantly reduce PM, HC, CO, NO_x, toxics and odor emissions from existing heavy-duty diesel vehicles. Many technologies to reduce diesel PM are commercially available today and have been used for more than 25 years on nonroad diesel engines in construction equipment.¹²³ A number of NO_x control technologies that can significantly reduce pollution are still in development, although some are currently available.¹²⁴ Additionally, companies are making substantial investments to develop and commercialize diesel exhaust emissions control technologies. In fact, just 12 of the over 40 member companies that make up the Manufacturers of Emission Controls Association (MECA) have invested more than \$1.8 billion in R&D and capital expenditures to help reduce pollution from the onroad and offroad diesel sectors.¹²⁵

Thus, available retrofit technologies and applications are expanding rapidly and the industry is working aggressively to pursue solutions to address heavy-duty diesel emissions control.¹²⁶ Hundreds of scientists and engineers across the country are contributing to key developments to speed the evolution of diesel emissions control technology¹²⁷ and EPA has already formed partnerships with state, local and industry stakeholders in numerous states

and the District of Columbia to reduce pollution from existing diesel engines.¹²⁸

This part of the handbook introduces some of the many different options available for retrofitting.¹²⁹ It also provides information on the verification status of each technology:

- *Verified* means that the technology has been approved for use in either the onroad or the nonroad sector by the Environmental Protection Agency or the California Air Resources Board;
- *In development* means that the technology has not yet been verified, but may currently be in use in the onroad or nonroad sector, undergoing field testing, or in development.

Retrofit technologies can be geared towards PM or NO_x reduction, though many also reduce CO and HC emissions as well. Most advanced pollution control technologies require diesel fuels with very low levels of sulfur (15 parts per million of sulfur or less) to work properly and many can be combined for even deeper pollution cuts. Please talk to your fleet managers and Original Equipment Manufacturers (OEM) to determine the best options to meet your air quality goals.

Particulate matter reduction

DIESEL PARTICULATE FILTERS (VERIFIED)¹³⁰

A diesel particulate filter (DPF) is an emissions control technology that traps diesel particulate matter from engine exhaust until the trap becomes loaded to the point that a regeneration cycle is implemented to

DPF in-use reduction numbers	
NO _x	0%
PM	Up to 90%
HC	Up to 90%
CO	Up to 90%

burn off the trapped particulate matter.¹³¹ DPFs are normally built with a porous ceramic and metal mesh or silicon carbide filter housed in a metal container similar to a muffler. There are two main categories of DPFs: active and passive. The difference between the two is in the methods used to regenerate the filters. Passive systems rely on a catalyst to lower the temperature at which the collected soot will burn and, therefore, rely solely on the duty-cycle of the vehicle and resulting exhaust gas temperatures to ensure that regeneration occurs as frequently as required. Active systems use supplemental heat to supply the necessary energy to burn the collected particulate matter. The heat is provided by either onboard or offboard burners or electrical heaters. The type of DPF suitable for a specific application depends, in addition to other factors, upon the exhaust gas temperature, the daily duty cycle of the subject construction equipment and the availability of ULSD. Passive DPFs require the use of ULSD fuel to facilitate regeneration and prevent

catalyst poisoning that would render them inoperable.¹³² Active DPFs do not require ULSD fuel.

Active filter systems can be used on a broader range of vehicles because regeneration is accomplished by supplemental means that do not rely on the operation of the vehicle and the resulting duty-cycle. However, an active system can cost more than a passive system.

Although DPFs work by forcing the exhaust through porous walls, PM is collected without obstructing the flow of exhaust gases or damaging the engine or vehicle. Diesel particulate filters can reduce PM_{2.5}, PM₁₀, HC, and CO emissions by up to 90% and significantly reduce emissions of other toxics, including aldehydes.¹³³ However, DPFs do not remove NO_x.

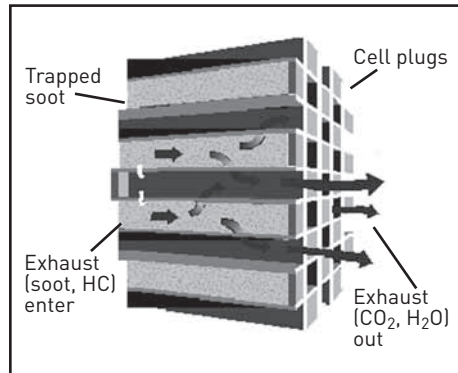
Prior to installing DPFs, engines must be data-logged to ensure timely and consistent regeneration and tested to determine whether the required exhaust gas temperature is achievable for the necessary amount of time during the daily duty cycle. In addition, a back-pressure monitor must also be installed

Construction equipment retrofit with a diesel particulate filter.



COURTESY OF JOHNSON MATTHEY

FIGURE 8
Schematic of a diesel particulate filter



MECA, "Minimizing NO₂ Emissions from Catalyst-Based Diesel Particulate Filters." IDRAC Meeting, February 6, 2002. Online resource, available at: <http://www.arb.ca.gov/diesel/presentations/020602/mecano2resolution.pdf> Last accessed 03/03/05

to allow real-time monitoring of DPF performance and to ensure consistent in-use regeneration. If there is insufficient regeneration, the DPF will become plugged with soot, increasing exhaust gas backpressure levels beyond engine manufacturer specifications.

Particulate filters can be installed on new or existing equipment, sometimes as muffler replacements, to trap particulate matter in the exhaust.¹³⁴ Because DPFs tend to be larger and heavier than a diesel oxidation catalyst or a regular muffler, DPFs require some engineering to be properly installed on construction equipment. Installation of a DPF is more

complex, time consuming and costly than the installation of a DOC. However, the installation of a DPF is worthwhile, because DPFs reduce PM, HC, and CO by up to 90%, whereas DOCs only reduce PM by approximately 20–30%, and HC and CO by approximately 50–70%. According to retrofit manufacturers, installation of a DPF takes about 5–7 hours and a DOC can be installed by the equipment operator in about 1–2 hours.

Depending on the application and size of the equipment, most DPF applications cost between \$7,000 and \$12,000 excluding installation.¹³⁵ Because DPFs are currently more effective at reducing particulate matter than other technologies, Environmental Defense strongly encourages the use of DPFs whenever possible.

Although DPFs are not as common as DOCs, an increasing number of DPFs are already being used at a number of construction sites. Worldwide, DPFs have been installed on over 70,000 heavy-duty vehicles, primarily trucks and buses.¹³⁶ Over 20,000 DPFs have been installed on nonroad engines worldwide.¹³⁷

PASSIVE DIESEL PARTICULATE FILTER (VERIFIED)¹³⁸

There are two different types of passive DPFs: catalyzed and regular. A catalyzed DPF will remove the soluble organic

TABLE 4
Examples of nonroad DPF installations

Type of equipment	Type of DPF	Location
Generator (600 kw)	Active DPF (by Rypos)	World Trade Center 7, NYC
Wheel Loader (CAT966)	Passive DPF (by Johnson Matthey)	World Trade Center 7, NYC
Wheel Loader (CAT 966GII)	Passive DPF (by Johnson Matthey)	American Asphalt, CA
Dump Trucks (Cummins, CAT and ITEC engines)	Passive DPF (by Johnson Matthey)	LA and surrounding areas, Seattle, Riverside County, San Diego

fraction (SOF) portion of the PM emissions in addition to regenerating the elemental carbon (soot) fraction of the PM.¹³⁹ In addition, the exhaust gas temperature required to ensure proper regeneration is slightly lower for the catalyzed passive DPF than for the regular passive DPF. The catalyzed DPF requires a temperature of approximately 210°C, depending on the catalyst used. The catalyst can also be added to the fuel as a fuel-borne catalyst. CARB staff has evaluated the catalyzed DPF as the most effective control technology because it can reduce PM emissions by over 85%.¹⁴⁰

A regular DPF typically requires a greater than 260–320°C operating temperature for a significant portion of the duty cycle and has found limited application because of this.¹⁴¹ If the necessary exhaust gas temperature cannot be achieved for the required portion of the daily duty cycle, an active DPF (see below) should be considered.

ACTIVE DIESEL PARTICULATE FILTER (VERIFIED)¹⁴²

Active filters are used when the engine exhaust temperature is too low for a passive DPF and for older and dirtier engines. Because these systems do not rely on exhaust gas temperatures for regeneration, but rather on heat addition to the exhaust gas stream by use of burners or other means, an active DPF can successfully operate at low exhaust gas temperature. To increase the exhaust temperature for efficient regeneration, some commercial filter systems have incorporated burners, electrical heaters or fuel injection into the exhaust stream. These burners or electric heaters use about 1% of the total fuel consumption.¹⁴³

Although emissions reductions are maximized with the use of ULSD, an active DPF typically does not require the use of ULSD fuel.¹⁴⁴ Like passive DPFs,

an active DPF can be used alone or in conjunction with a DOC to reduce gaseous hydrocarbons and carbon monoxide. The California Air Resources Board has verified Lubrizol's actively regenerated DPF, the Combifilter™, for off-road applications in 1996–2004 diesel engines. The Combifilter system is verified for an 85% reduction in PM emissions.¹⁴⁵

FLOW-THROUGH FILTERS (VERIFIED)¹⁴⁶

There are three types of flow-through filters: 1) the catalyzed wire mesh filter; 2) the pertubated path metal foil filter; and 3) the catalytic particulate oxidizer.

Flow-through filters can be comprised of wire mesh or pertubated path metal foils. Like other filter materials they can be used with active systems or be catalyzed and perform as a passive system.

First, the catalyzed wire mesh filter (CWMF) is a new technology that has been EPA-verified for onroad use in conjunction with a fuel-borne catalyst.¹⁴⁷ A CWMF requires an exhaust gas temperature of 225°C for at least 25% of the daily duty cycle, which is lower than a DPF typically requires.¹⁴⁸ Thus, if a certain application does not allow for a DPF due to low exhaust gas temperatures, a CWMF might work. A CWMF weighs about the same as a DPF. EPA has verified the following emissions reduction rates for Clean Diesel Technologies, Inc.'s CWMF when used with a fuel borne catalyst: 0–9% for NO_x, 55–76% for PM, 75–89% for HC and 50–66% for CO.¹⁴⁹

Generally, CWMFs should be visually inspected once per year, and in the event that the back pressure monitor signals an unreversed back pressure buildup,

CWMF EPA verified reduction numbers (when used with FBC)	
NO _x	0–9%
PM	55–76%
HC	75–89%
CO	50–66%

the CWMF should be returned to an authorized dealer for thermal cleaning.¹⁵⁰ However, several CWMF units that have been in operation for over a year have been essentially maintenance free.¹⁵¹ Currently, with limited quantities in production, the price range for a CWMF is \$5,500 to \$7,000.¹⁵² As with all emerging technologies, prices could decline as demand for the technology grows.

Second, the pertubated path metal foil flow-through filter is an emerging technology of similar performance. It can also be catalyzed both for emissions control performance and regeneration characteristics.

Third, a Catalytic Particulate Oxidizer (CPO)¹⁵³ is a new technology developed for heavy and medium duty onroad and offroad diesel engines. The CPO has recently begun the CARB verification process but, as of February 16, 2005, has not been EPA or CARB verified.¹⁵⁴ The CPO has been certified¹⁵⁵ in Europe and is currently undergoing another verification process in Switzerland.¹⁵⁶ The technology does not trap or filter particulates but oxidizes them continuously. Oxidation is the process of adding oxygen to break down pollutants.¹⁵⁷ The chemical reaction between catalyst material and exhaust gases, according to the manufacturer's data, results in over 90% reduction of HCs, CO and PM. The CPO requires a minimum exhaust temperature of 190°C. According to the manufacturer's specifications, the CPO does not store ash, eliminating the need to open and clean the filter regularly. The CPO typically creates less back-pressure than a DPF. CPOs costs range between \$6,000–\$8,000, depending on the size of the equipment.¹⁵⁸

DIESEL OXIDATION CATALYSTS (VERIFIED)¹⁵⁹

A diesel oxidation catalyst (DOC) is a type of catalyst (catalytic converter),

DOC in-use reduction numbers	
NO _x	0%
PM	20–30%
HC	50–90%
CO	70–90%

which chemically converts HC, CO, soluble organic fraction (SOF) and poly-cyclic aromatic

hydrocarbons (PAH) to water vapor and carbon dioxide. A DOC is a flow-through metal or ceramic substrate coated with a precious metal catalyst (e.g. platinum). The outside of the DOC is metal and looks similar to an exhaust muffler. DOCs are a “bolt on” application and they can be easily installed, typically as a direct muffler replacement. DOCs do not require engine modifications and generally are maintenance free. Although ULSD fuel is not required, PM emissions reductions are increased with the use of low sulfur or ultra-low sulfur diesel fuel. DOCs can be installed on old and new pieces of equipment; for example, some new Caterpillar equipment already comes with a DOC.

A DOC is a proven and efficient technology that destroys large fractions of toxic emissions. Typically, DOCs reduce approximately 50–90% HC and 70–90% CO.¹⁶⁰ As to PM reduction, DOCs are effective for reducing the SOF component of the particulate matter.¹⁶¹ The SOF portion of PM is composed of organic material from engine fuel and lube oil that forms on the surface of elemental carbon (black soot).¹⁶² The SOF part of the particulate matter is often referred to as *wet PM*.¹⁶³ As a result, depending on the SOF concentrations in the particulate matter of diesel exhaust, DOCs reduce approximately 20–30% of PM.¹⁶⁴ SOF concentrations tend to decrease with newer engines.¹⁶⁵ If the reduction of black soot (solid fraction) is the goal, a DPF or a CWMF are more effective technologies than a DOC.

DOCs also cut down on aldehyde, smoke and odor.¹⁶⁶ However, DOCs do

Construction equipment retrofit with a diesel oxidation catalyst.



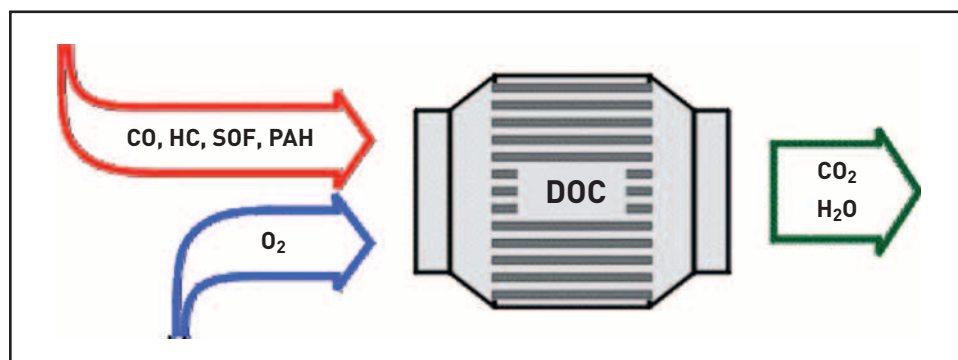
COURTESY OF DONNA WEAVER, CONNECTICUT DEPARTMENT OF TRANSPORTATION

not remove NO_x . To increase emissions reductions, DOCs can be combined with other after-treatment technologies, including particulate filters. DOCs have already enjoyed widespread use in the onroad and nonroad sector. In fact, over 250,000 DOCs have been installed in new and retrofitted nonroad engines worldwide.¹⁶⁷ The cost of an oxidation catalyst is about 1–2% of the cost of new construction equipment. For example, the average cost for a DOC at the Boston Big Dig was about \$2,500 per piece of construction equipment.¹⁶⁸ (See also the

section on “Successes and Regional Programs.”) Costs vary depending on the size of the equipment. Retrofit manufacturers will be able to give accurate cost estimates for each piece of equipment.

Overall, if a high number of construction vehicles should be retrofitted but funds are limited, DOCs might be an attractive option. DOCs might also be an attractive option if ULSD fuel is not available in the area. If ULSD fuel is not available, Environmental Defense encourages the use of low sulfur diesel (500 ppm) instead of typical nonroad diesel.

FIGURE 9
Schematic of a diesel oxidation catalyst



CRANKCASE EMISSIONS FILTRATION SYSTEMS WITH DOC (VERIFIED)

Crankcase emissions, on average, make up between 10–25% of total engine

Crankcase filter with DOC in-use reduction numbers

NO _x	0%
PM	25–33%
HC	12–34%
CO	42–52%

emissions over a prescribed test cycle but become very high (50–80%) on a relative basis when idling.¹⁶⁹

Targeting these emissions with pollution control technology can reduce overall engine exhaust pollution.

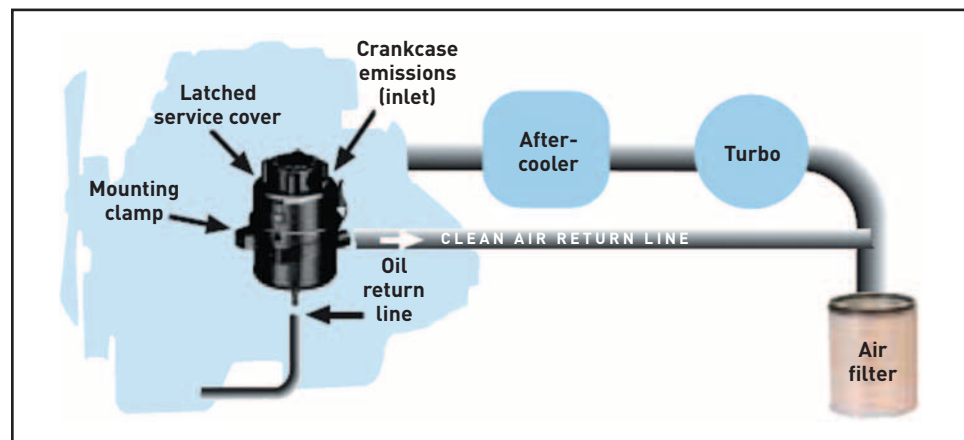
One example of a crankcase emissions filtration system is the Donaldson Spiracle™ crankcase filter. According to Donaldson, the filter eliminates 100% of all crankcase emissions and also eliminates under-hood fumes, reduces oil consumption by about 2–6 gallons/year and provides for a cleaner engine compartment. Donaldson reports that the Spiracle crankcase filter can be used alone, without other pollution control technologies, but EPA and CARB verification only apply the Spiracle when used with a DOC.

When combined with tailpipe pollution reduction technology, such as a

DOC or a DPF, crankcase emissions filtration systems can achieve even greater emissions reductions. The Donaldson Spiracle crankcase filter is the only crankcase emissions reduction system that has been verified for use, when used with a DOC, by both EPA and CARB. The overall system reductions are based on the tailpipe reductions. Donaldson has approval for two different catalysts, depending upon the fuel sulfur level.¹⁷⁰ The use of a DOC with a Spiracle filter has been verified to reduce PM emissions by 25–33%, HC emissions by 12–34%, and CO emissions by 42–52%.¹⁷¹ According to Donaldson, a DPF could be combined with the Spiracle filter in lieu of a DOC for a total engine emissions reduction of 89%. Neither EPA nor CARB have verified use of the Spiracle crankcase filter with a DPF.

The Spiracle system has a broad range of applications such as medium-duty and heavy-duty trucks, buses, off-road equipment and industrial generator sets.¹⁷² For the retrofit market, the Spiracle system is available in two different sizes. For medium-duty applications, the end-user price for the system is approximately \$325. For heavy-duty

FIGURE 10
Schematic of a crankcase emissions filtration system



Source: <http://www.donaldson.com/en/engine/datalibrary/002509.pdf>

applications, the end-user price is approximately \$435.¹⁷³

Nitrogen oxides reduction

In general, the retrofits discussed above do not reduce NO_x, a key precursor to ozone/smog. Thus, to achieve NO_x emissions reductions, additional strategies must be used. There are a number of ways to reduce NO_x pollution, but not all are retrofit devices. NO_x pollution control technology includes: Selective Catalytic Reduction (SCR), NO_x adsorbers, lean NO_x catalysts, exhaust gas recirculation and fuel emulsifiers. The California Air Resources Board has determined that NO_x removal is cost effective at a cost of up to \$13,600 per ton of NO_x reduced.¹⁷⁴ The Texas Emissions Reduction Program follows a similar standard of \$13,000 per ton of NO_x reduced.¹⁷⁵

SELECTIVE CATALYTIC REDUCTION (IN DEVELOPMENT)¹⁷⁶

SCR systems add a reductant¹⁷⁷ (usually ammonia or urea) to diesel exhaust to

SCR combined with DOC in-use reduction numbers	
NO _x	60–80%
PM	25%
HC	50–90%
CO	70–90%

convert NO_x to N₂. The exhaust and reductant are processed by a catalyst to reduce PM, HC and NO_x. Initial

results from SCRs being used in combination with other technologies, such as a DOC, show the following possible reduction rates: 60%–80% NO_x, 25% PM, 50–70% HC and CO.¹⁷⁸ SCR systems must maintain a careful balance of proper urea injection and exhaust temperature. Typically, a mobile SCR needs to reach an exhaust gas temperature of 200–250°C to work. As soon as the required exhaust gas temperature is reached, NO_x is being reduced. Thus, unlike a DPF, no minimal daily duty

cycle is necessary for the SCR to function properly. However, if too much urea is injected, ammonia slip (ammonia being emitted through exhaust pipe) may occur. Also, low exhaust temperatures can actually increase NO_x formation.¹⁷⁹ To avoid ammonia slip, proper control of the correct amount of urea injection is needed. For that reason, some mobile SCRs have a NO_x sensor before and a NO_x sensor after the urea injector to remotely record data.¹⁸⁰

While aided by the use of ULSD fuel, SCRs can be used with low sulfur fuel (500 ppm).¹⁸¹ SCR's high NO_x reduction potential makes them an attractive option for NO_x emissions reduction. SCRs can be combined with a DOC or a DPF. SCRs can be used in stationary (i.e. generator set, compressors and pumps) as well as mobile applications. Marine vessels, ferries and trains have successfully installed SCRs.¹⁸² Mobile SCRs are currently being used in a number of construction pilot programs.¹⁸³ As of February 11, 2005, the only SCR system that EPA/CARB have verified is Extengine's ADEC system. Another verification of a mobile SCR system for onroad engines is expected by the end of 2005.¹⁸⁴

Urea, the reductant that is typically used in SCR systems, is a substance that is contained in agricultural fertilizer. Thus, urea is plentiful in the United States and while supply should not cause a problem, lack of infrastructure sometimes does. If a fleet of several vehicles is being retrofitted with SCRs, a urea dispenser can be set up at the construction site. Infrastructure problems sometimes occur if only one or two vehicles are being retrofitted because of the small quantities of urea needed. Urea distribution costs range between \$0.70 and \$35 per gallon.¹⁸⁵ The amount of urea needed per engine is a function of engine-out NO_x levels, which differ depending on the year the engine was built, and vehicle

size.¹⁸⁶ For every gallon of diesel fuel, about 5–10 ounces of urea are needed.¹⁸⁷

The cost range for SCR systems varies greatly depending on the engine horsepower and the application. Mobile SCR systems in the 200–750 hp range cost between \$12,500 and \$15,000 for small quantities of SCR units.¹⁸⁸ These mobile SCR units are similar to an automotive type of system. Large stationary power generating SCR systems in the 750–2000 hp range can cost up to \$80,000.¹⁸⁹

NO_x ADSORBERS (IN DEVELOPMENT)

A NO_x adsorber, also sometimes referred to as a NO_x trap, works in two stages to remove NO_x from diesel exhaust. First, it uses a catalyst to adsorb NO_x emissions during lean operation.¹⁹⁰ Adsorb means to accumulate liquids or gases on a surface and “lean operation” occurs when the air-to-fuel ratio is high (perhaps 50 parts air to one part fuel), for example when a vehicle is going downhill or has a light load. Then, after the adsorber has been fully saturated with NO_x, the system is regenerated (cleans itself) when the engine runs rich.¹⁹¹ An engine runs “rich” when the air-to-fuel ratio is low (perhaps 29 parts air to one part fuel), for example when a vehicle is going uphill or has a heavy load. Also the exhaust gas temperature is very hot when an engine runs rich, which helps burn off the NO_x.

Unlike the other pollution controls discussed in this section, NO_x adsorbers are *not retrofittable*, i.e. they are not muffler replacements like diesel oxidation catalysts or diesel particulate filters and they can not be “added-on” like SCR. Instead they must be incorporated into the engine/vehicle design by the original equipment manufacturer. Although adsorbers have a high potential for NO_x emissions reductions, when

sulfur-rich fuel is used the NO_x adsorption process is rapidly deactivated and rendered ineffective.¹⁹² According to MECA, “To make this technology a commercial reality, low sulfur fuel is a requirement.”¹⁹³ Near zero sulfur levels (less than 15 ppm sulfur) enable the application of catalyst and adsorption technology to run without interference.¹⁹⁴

According to MECA, NO_x adsorber systems (in a low sulfur fuel environment) have the potential to provide “a high level of NO_x reduction across a wide range of operation conditions (temperature and NO_x concentration)—conditions which are consistent with the diversity in engine-out exhaust associated with both light- and heavy-duty diesel applications.”¹⁹⁵ In fact, one manufacturer, Catalytica Energy Systems, states: “while still in early-stage development, our after-treatment approach is designed to offer a continuous production of a reactive reductant across a broad operating range to enable up to a 50% reduction in NO_x.”¹⁹⁶ The operating temperature windows for NO_x adsorber technology ranges from 200 to 550°C.¹⁹⁷ At the present time, only prototypes of NO_x adsorption systems are available, so this technology is not yet commercially available or ready for CARB and/or EPA verification.

LEAN NO_x CATALYSTS (IN DEVELOPMENT)¹⁹⁸

Lean NO_x catalyst technology can achieve a 10–40% reduction in NO_x emissions.¹⁹⁹

Lean NO_x catalyst in-use reduction numbers

NO _x	10–40%
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This technology is more effective when a supplemental hydrocarbon reductant is injected into the exhaust stream.²⁰⁰ The hydrocarbons facilitate the conversion of NO_x to nitrogen and water vapor in the catalyst.²⁰¹ Lean NO_x catalysts are attractive because the technology requires no core engine modifications or

additional infrastructure and can be used to retrofit older machines.²⁰²

Like NO_x adsorbion technology, lean NO_x catalysts require low sulfur fuel; however, this technology has a higher tolerance for sulfur, requiring fuel with a sulfur content of less than 250 ppm versus the less than 15 ppm required for adsorbion technology.²⁰³ Additionally, this technology imposes a fuel efficiency penalty of 4–7%.²⁰⁴

Combinations of different retrofit devices

Retrofit devices as well as fuel additives can be combined to maximize emissions reductions. Some retrofit devices combine, PM, HC, CO with NO_x reduction in one unit.²⁰⁵ Three examples follow:

SCR SYSTEM COMBINED WITH PM EMISSIONS CONTROL (VERIFIED)²⁰⁶

Extengine's ADEC system combines NO_x and PM control technology in one unit. The NO_x is reduced with an SCR system, and the PM control is achieved with a

ADEC (SCR/DOC system) verified reduction numbers	
NO _x	80%
PM	25%

DOC.²⁰⁷ This technology has been verified by CARB as achieving a 25% reduction in particulate matter emissions, and an 80% reduction in NO_x emissions.²⁰⁸ The City of Houston has successfully retrofitted two excavators with the ADEC system and has praised the emissions benefits.²⁰⁹ The ADEC system can also be incorporated with other DPFs for even higher PM reductions, although each individual retrofit application would require evaluation.²¹⁰ With a DOC, and SCR with Ammonia Slip Catalyst,²¹¹ the cost of the ADEC System is \$14,500 before installation.²¹²

Johnson Matthey is developing a technology that combines NO_x and PM

Johnson Matthey (SCRT) field-testing reduction numbers (not verified as of February 2005)

NO _x	75–90%
PM	75–90%
HC	Over 90%
CO	Over 90%

control technology in one unit, the SCRT™ system (not verified as of February 2005) in which NO_x is reduced with an SCR and PM is reduced with a DPF. The SCRT system virtually eliminates HC and CO emissions and reduces PM and NO_x by 75–90%.²¹³ To date, approximately 100 SCRTs have been installed on heavy-duty diesel engines for field testing.²¹⁴ Johnson Matthey estimates that the SCRT will be commercially available by mid-2005.

LEAN NO_x CATALYST WITH PM EMISSIONS CONTROL (VERIFIED)²¹⁵

Cleaire Advanced Emission Control's Longview™ diesel emissions control

Cleaire's Longview Filter CARB verified reduction numbers

NO _x	25%
PM	85%
HC	90%
CO	90%

system is a CARB and EPA onroad verified NO_x reducing technology.²¹⁶ The Longview system reduces smoke, odors and NO_x by 25%, PM by 85%, and HC and CO by 90%.²¹⁷ The Longview system integrates a NO_x reducing catalyst (Lean NO_x Catalyst) and a catalyzed DPF. The Longview is a muffler replacement system. The use of ULSD fuel and an exhaust gas temperature of 260°C for at least 25% of the daily duty cycle are required.²¹⁸

Longview systems have been successfully installed in onroad applications including refuse, transit, school bus, vocational work trucks, delivery trucks and line haul trucks. They have also been installed on nonroad mobile equipment such as motor graders, bucket loaders, agricultural tractors, agricultural water pumps and generators, some dating back to 1988.²¹⁹ The Longview needs regular maintenance; the maintenance interval

depends on the number of hours of operation. Cleaire has developed maintenance procedures and equipment that are available through local Cleaire distributors. Pre-installation data logging is typically not required.²²⁰ The cost range²²¹ is between \$18,500-\$20,500 (including installation and tax) for 6–11 liter engines and about \$21,000 (including installation and tax) for 12–15 liter engines.²²²

Cleaire's Lonestar system achieves about a 25–30% NO_x, a 50–70% PM, and a 40–60% HC and CO emissions reduction.²²³ The Lonestar is a combination of a Lean NO_x catalyst and a high-performance DOC.²²⁴ The Lonestar is currently undergoing CARB's verification process²²⁵ and Cleaire is expecting verification by the end of 2005.²²⁶ The Lonestar costs about \$12,500 (including tax and installation) for 6–12 liter engines and about \$15,000 (including tax and installation) for 12–15 liter engines.²²⁷

Cleaire's Lonestar system in-use reduction numbers (not verified as of February 2005)

NO _x	25–30%
PM	50–70%
HC	40–60%
CO	40–60%

LOW PRESSURE EXHAUST GAS RECIRCULATION (IN DEVELOPMENT)²²⁸

Retrofitting exhaust gas recirculation (EGR) on a diesel engine offers an effective means of reducing NO_x emissions from the engine. Both low-pressure and high-pressure EGR systems exist, but low-pressure EGR is most suitable for retrofit applications because it does not require engine modifications.

As the name implies, EGR involves recirculating a portion of the engine's exhaust back to the charger inlet or intake manifold, in the case of naturally aspirated engines. In most systems, an intercooler lowers the temperature of the recirculated gases. The cooled recirculated gases, which have a higher heat capacity than air and contain less oxygen than air, lower combustion temperature in the engine and reduce NO_x formation. Diesel particulate filters are an integral part of any low-pressure EGR system, ensuring that large amounts of particulate matter are not recirculated to the engine.²²⁹

EGR systems are capable of achieving NO_x reductions of more than 40%. More than 1,500 EGR systems have been installed worldwide. EGR retrofit systems are now being installed in the U.S. on solid waste collection vehicles, buses and some city-owned vehicles. The cost of retrofitting EGR with a DPF on a typical bus or truck engine is about \$13,000–15,000.

Currently, there is one low-pressure EGR system available commercially: STT Emtec's DNO_x[®] system. SST Emtec is currently pursuing CARB onroad verification for this technology, and intends to pursue nonroad verification in the future.²³⁰ STT Emtec has stated that though this technology has "not yet been used with nonroad engines, it can be," and the technology is commercially available for nonroad applications.²³¹

Further details of the costs involved in replacing, refueling, and retrofitting diesel vehicles are available from EPA and MECA at <http://www.epa.gov/otaq/retrofit/documents/meca1.pdf>.

Using cleaner diesel fuels or pollution control technologies on diesel engines powering construction equipment provides substantial public health benefits and improvements in air quality, but may also require investments in these fuels or technologies. Fortunately, state and local governments, fleet operators and vehicle owners have a number of options for financing cleaner diesel programs. This section of the *Cleaner Diesel Handbook* describes some programs on which state and local governments could model their own funding programs, followed by a discussion of funding available through federal sources.

State and local retrofit financing program models

CARL MOYER MEMORIAL AIR QUALITY STANDARDS ATTAINMENT PROGRAM

Both the state government of California and local air quality management districts play a substantial role in funding California's Carl Moyer Memorial Air Quality Standards Attainment Program (described in detail in the Success Stories section of this handbook). More information on the Carl Moyer Program is available on the California Air Resources Board web site, at: <http://www.arb.ca.gov/msprog/moyer/moyer.htm>.

In 1998/1999, the years of the program's inception, the legislature and the governor appropriated \$25 million in funding for engine projects. Local air quality districts matched every two dollars of state money with a dollar contribution. In the third year of the program, state funding rose to \$45 million for engine projects, and the district match was reduced to an average of one dollar per every \$3.68 received. "In-kind" con-

tributions, such as administrative costs, comprised up to 15% of match funds.²³²

In 2002, California voters approved Proposition 40, the Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act, which included approximately \$40 million for Carl Moyer implementation.²³³ These funds sustained the program through its fifth and sixth years. Carl Moyer's seventh year funding, approved through the 2004/2005 budget, was approximately \$30.5 million.²³⁴ The 2004/2005 budget also authorized an adjustment to Smog Check fees, establishing a continuous source of funding (\$61 million/year) for the program.²³⁵

Assembly Bill 923, approved by the governor in September of 2004, authorized two additional sources of funding for the Carl Moyer program. The first was an increase in funding from tire fees, \$25 million in 2005/2006 and \$16 million in subsequent years. This brought state funding of the program to a total of approximately \$86 million in 2005/2006 and \$77 million thereafter.²³⁶ The second increased the allowed surcharge on district-levied motor vehicle registration fees from \$4 to \$6.²³⁷ Revenue from this program is expected to provide up to \$55 million in local funding for Carl Moyer implementation in 2004/2005 and ensuing years.²³⁸ Of the allowed \$6 charge, \$2 is to be used specifically for the Carl Moyer Program, for the new purchase, retrofit, repower, or add-on of equipment for previously unregulated agricultural sources, for the new purchase of schoolbuses pursuant to the Lower-Emission School Bus Program, or for accelerated vehicle retirement or repair programs. The remaining \$4 will continue to be used to "implement reductions in emissions from

vehicular pollution sources.”²³⁹ The district collecting the surcharge may use only 5% of the surcharge for administration of the program. Emissions reductions achieved through this program may not be used to offset emissions reductions obligations, nor are they tradable (i.e. available for sale/purchase) in a marketable pollution permit system. Rather, credits resulting from this funding must be “retired.”²⁴⁰

NORTH CAROLINA'S MOBILE SOURCE EMISSIONS REDUCTION GRANT PROGRAM

The North Carolina Department of Natural Resources, through its Division of Air Quality, sponsors the Mobile Source Emissions Reduction Grant program in order to provide economic incentives for actual emissions reductions from on and off-road mobile sources. More information on the Mobile Source Emissions Reduction Grant Program is available on the NC Department of Natural Resources web site, at http://daq.state.nc.us/motor/ms_grants/

Funded by a 1/64-cent per gallon tax on gasoline sold in North Carolina, the program has awarded 78 grants totaling \$5.74 million statewide since 1995. In 2004, \$350,000 was awarded to area school districts to install diesel oxidation catalysts on school buses.²⁴¹

THE TEXAS EMISSIONS REDUCTION PLAN (TERP)

The Texas Emissions Reduction Plan (TERP) combines incentive programs, research, and technology development aimed at improving air quality in Texas. The centerpiece of the program provides grants to eligible projects in nonattainment areas and other, TERP-designated, counties to offset the incremental cost associated with the activities to reduce emissions of NO_x from high-emitting

mobile diesel sources.²⁴² More information on the TERP program is available in the Success Stories section of this handbook, and on the Texas Natural Resources Conservation Commission's web site, at: <http://www.tnrcc.state.tx.us/oprd/sips/terp.html>.

The Texas Commission on Environmental Quality (TCEQ) administers the TERP program. The Legislature established the TERP in 2001 through Senate Bill 5, and amended it through House Bill 1365 in 2003.²⁴³ Total 2004 revenue was \$141.7 million, \$127.5 million of which was used for grant programs. The program was extended through 2010 by the Texas Legislature in the 79th regular session.²⁴⁴

For more specific information on funding sources, please refer to the “Texas Emissions Reductions Plan: Biennial Report to the Legislature”: http://www.tceq.state.tx.us/assets/public/comm_exec/pubs/sfr/079_04.pdf

In addition, your State or local community may have funding available. Fleet owners should contact their local and state air quality and transportation agencies to learn more about available funding.

Federal grant funding

Construction companies, fleet operators or individuals operating construction equipment in states or local communities without funding programs such as those described above may find federal grant programs an option for assisting with the cost of retrofitting vehicles or purchasing clean fuels. EPA and the Diesel Technology Forum have compiled lists of funding sources that may be available in your area. Please visit, <http://www.epa.gov/otaq/retrofit/retrofitting.htm> and <http://www.dieselforum.org/factsheet/programs.html> for further details.

Onroad and nonroad EPA/CARB verification

Both EPA and CARB operate onroad and nonroad retrofit technology verification programs. These verification programs test retrofit devices in order to assign PM and/or NO_x emissions reduction values to specific devices. Recently, EPA or CARB have verified new retrofit technologies for the nonroad sector.²⁴⁵

There is now a Memorandum of Agreement (MOA) between the Environmental Protection Agency and the California Air Resources Board for coordination and reciprocity in diesel retrofit device verification. This MOA is intended to expedite the verification and introduction of innovative emissions reduction technologies. Additionally, this MOA should reduce the effort needed for retrofit technology manufacturers to complete verification. In the near future, EPA and ARB will provide guidance on how this agreement will be implemented. Please see http://www.epa.gov/otaq/retrofit/documents/epa-arb_moa.pdf for additional detail.

The objective of the EPA Voluntary Diesel Retrofit Program Verification Process is to introduce verified technologies to the market in a cost-effective manner, while providing customers with confidence that verified technologies will provide emissions reductions as advertised.²⁴⁶ This verification process will evaluate the emissions reduction

performance of retrofit technologies, including their durability, and identify engine operating criteria and conditions that must exist for these technologies to achieve those reductions.²⁴⁷ According to the CARB web site:

...the ARB has several programs relating to sale, use, or modification of emission control systems. The programs are specific to the type of device as well as the market for which it was designed. The CARB Verification Procedure provides a way to thoroughly evaluate the PM emission reduction capabilities and durability of a variety of diesel emission control strategies as part of a retrofit in-use program. It ensures that emission reductions achieved by a control strategy are both real and durable and that production units in the field are achieving emission reductions consistent with their verification. The verification procedure requires a minimum PM reduction of at least 25%. Although not a requirement at this time, if a diesel emission control strategy also reduces NO_x emissions by at least 15%, that reduction can also be verified. CARB has established a tiered verification plan which is illustrated in the table below..²⁴⁸

In-use testing

In addition to verifying pollution control technologies at certain levels of

TABLE 5
CARB verification classifications for diesel emissions control strategies

Pollutant	Reduction	Classification
PM	< 25%	Not verified
	> 25%	Level 1
	> 50%	Level 2
	> 85%, or ≤ 0.01 g/bhp-hr	Level 3

Source: <http://www.arb.ca.gov/diesel/verdev/background.htm>

emissions reductions, it is also very important to have rigorous in-use testing procedures. In-use testing—the process of testing a technology during real world operating conditions—yields the most accurate picture of emissions from a piece of equipment. By using a portable emissions testing system, researchers can get a better understanding of what is happening to emissions throughout the lifecycle of a piece of equipment. This procedure will ensure that technologies are performing at intended levels for the duration of use for a piece of equipment. For more details on EPA in-use testing requirements for manufacturers, please visit: <http://www.epa.gov/otaq/retrofit/retrotesting.htm>. More information about CARB's verification procedure

and in-use compliance requirements is available at: <http://www.arb.ca.gov/regact/dieselrv/dieselrv.htm>.

Monitoring

While EPA and CARB in-use testing programs are designed for manufacturers of retrofit technologies, Environmental Defense believes that monitoring at a retrofit site can be a valuable part of a retrofit program because it allows all involved to see the actual pollution-control benefits of various retrofit strategies. This type of information can be invaluable to citizens and policy makers advocating on behalf of retrofit programs. We strongly encourage inclusion of good in-use monitoring procedures for all retrofit programs.

Retrofit programs in State Implementation Plans

One way a state may be able to achieve emissions reductions that can be factored into its State Implementation Plan (SIP) is by including a rigorous retrofit program. A State Implementation Plan is a federally enforceable plan that describes a state's strategy for achieving and maintaining the public health based National Ambient Air Quality Standards (NAAQS).²⁴⁹

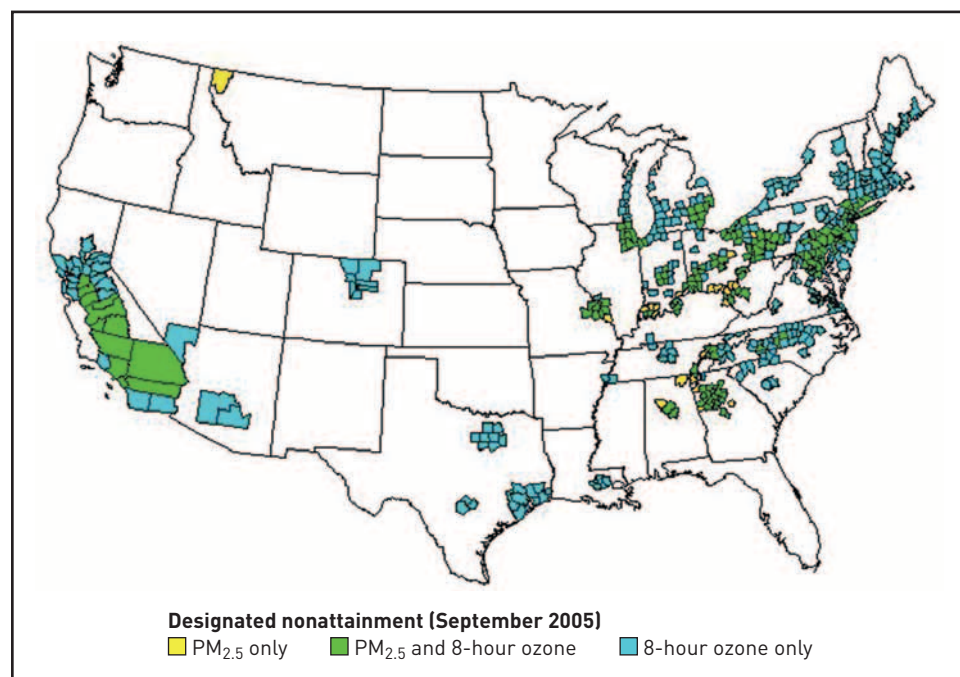
Recent EPA data shows that about half of all Americans live in places that fail to meet public health based standards for ozone and/or fine particulates. On April 15, 2004, EPA found 474 counties—home to 159 million Americans—out of compliance with the health-based eight-hour ozone standard.²⁵⁰ In December 2004, EPA found that 224 counties in 20 different states are not meeting the nation's first PM_{2.5} air quality standards.²⁵¹

- To find out whether or not you live in a county that is meeting the public health based standards for ozone go to: <http://www.epa.gov/ozonedesignations/statedesig.htm>.
- To find out whether or not you live in a county that is meeting the federal PM_{2.5} standards go to: <http://www.epa.gov/pmdesignations/finaltable.htm>.

Because more than half of the U.S. population lives in areas with unhealthy air, Environmental Defense believes that retrofit programs for all diesel equipment currently in use are critical components of any SIP.

If an area does want to quantify the benefits of a retrofit program, it may be able to do so by incorporating the benefits into the SIP, and it may also be able to use the benefits to demonstrate

FIGURE 11
Counties designated nonattainment for PM_{2.5} and/or 8-hour ozone standard



Several counties have only a portion designated nonattainment. These counties are represented as whole counties on the map.

Source: <http://www.epa.gov/oar/oaqps/greenbk/mappm25o3.html>

conformity to its SIP. Areas with large retrofit programs should work with the appropriate EPA Regional Office²⁵² regarding SIP credits.²⁵³ EPA encourages early consultation between project sponsors, planners, and EPA Regional Offices during the development of a SIP and the calculation of SIP credits. Including a program in a federally enforceable document should be done carefully as legal action can be taken if the program is not carried out as described.

Additionally, project sponsors should work with their state air quality and transportation agencies as well as federal DOT and EPA regarding inclusion of a retrofit program in a SIP or conformity determination and the credits of that program. The state air pollution agency should assume primary responsibility for

the calculation of retrofit credits and incorporation into the SIP. With the guidance of the appropriate EPA Regional Office, the state should work with areas, sponsors, planners, fleets, etc. in implementing retrofit projects and programs for this purpose.

To learn more about calculating SIP credits from retrofit projects, please refer to the EPA web page at: <http://www.epa.gov/otaq/retrofit/aqsipcalc.htm> (“Guidelines For States On Establishing SIP Credits From Heavy-Duty Engine Retrofit Projects”). A NESCAUM report, prepared for EPA in 1999, is a good resource for more information on how these types of calculations are made.²⁵⁴ EPA is expected to issue additional guidance on how to calculate SIP credits for retrofits in Spring of 2005.²⁵⁵

Tools for spurring retrofits

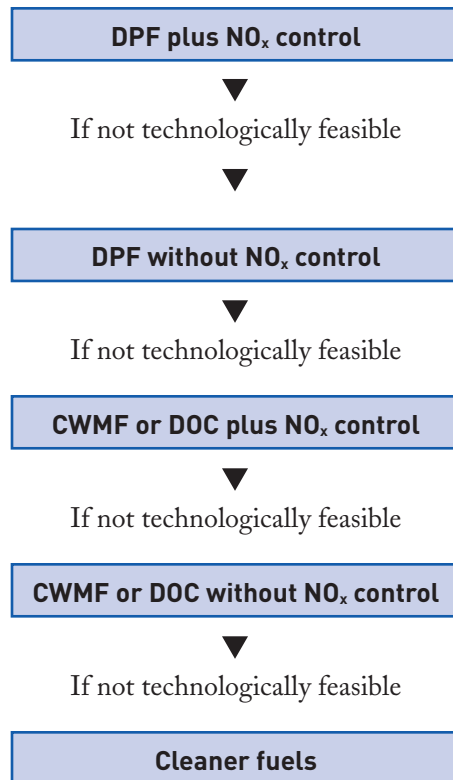
In this section of the handbook, Environmental Defense offers a framework for implementing retrofits and best management practices to help protect public health and ensure clarity for the construction industry and others who wish to reduce the pollution from *existing* diesel construction equipment. Local and state governments seeking to employ clean diesel fuels and technologies in construction projects have a number of options to encourage contractors to retrofit their existing diesel vehicles, use clean fuels or enact other best management practices, such as anti-idling measures. Environmental Defense believes these commitments to cleaner, healthier air can be incorporated in several different ways. The ideas outlined below could be used as: (1) an administrative or legislative commitment; (2) a contract specification, as a preference in the bidding process; (3) in an environmental impact statement, (4) in an executive order; or (5) in a Community Benefit Agreement.

To reduce diesel emissions from existing nonroad vehicles, Environmental Defense recommends both the installation of best available technology and the use of cleaner fuels, including diesel fuel that has 15 ppm of sulfur or less (ULSD). In Environmental Defense's view, "best available" technology is that which achieves maximum emissions reduction of fine particulate matter and NO_x for a given particular engine type and application. Because specific emissions control technologies require different engine performance characteristics (temperature, duty cycles, etc.), each application has to be reviewed to determine the appropriate retrofit technology. Some flexibility and combinations of different technologies will be needed to achieve

maximum emissions reductions for each application. Therefore, we suggest a cascading series of emissions-control choices, ranked according to emissions-reduction performance. In this way, states, local agencies, fleet operators and contractors will be able to match best technologies to the specific engine and application, and will be required to achieve the maximum possible clean air benefit.

To begin, there should be an overarching, central commitment to using DPFs in combination with a NO_x control. DPFs can achieve particle reductions of up to 90%. If no NO_x control is available, then the DPF can be used alone. If it is not possible to use a DPF, then Environmental Defense suggests using a DOC or a CWMF in combination with NO_x control. Diesel oxidation catalysts can achieve particle reductions of 20–30%, and CWMFs can reduce PM by more than 50%. If no NO_x control is available, then the DOC or CWMF can be used alone. Lastly, if no pollution control technology can be used, then Environmental Defense suggests using the cleanest possible fuels. Switching from onroad diesel fuel (500 ppm sulfur content) or from nonroad diesel fuel (about 2000–3000 ppm sulfur content) to ULSD (15 ppm sulfur content or less) can reduce particulate matter, smoke and sulfate emissions.²⁵⁶

Environmental Defense advises using only technologies that are on or in the queue for EPA's or CARB's verified lists to ensure that you are installing a high quality product on your diesel engine. However, states and local governments should include pilot or demonstration products if they wish to investigate promising new emissions control technologies.



Sample legislation regarding green contracting (retrofits and clean fuels)

According to the federal Clean Air Act, only EPA may set emissions standards for new nonroad engines and vehicles. EPA sets emissions standards for *new* nonroad engines and *new* nonroad vehicles. In May of 2004, EPA issued a rule setting emissions standards for new nonroad engines as well as regulating the amount of sulfur allowed in diesel fuel for the nonroad sector.²⁵⁷ For more information on this new nonroad rule, please refer to: <http://www.epa.gov/nonroad-diesel/>. EPA has addressed new nonroad vehicles, but there are many older vehicles on the road today. Therefore, Environmental Defense recommends that states and local municipalities encourage retrofits and the use of cleaner fuels for *existing* nonroad vehicles. Cleaning up older diesel engines will be an important piece for reducing air pollution while the new nonroad rule phases in.

To encourage retrofits on existing nonroad equipment and the use of cleaner fuels, Environmental Defense suggests that state and local municipalities pass regulations (also sometimes referred to as “green contracting laws”) regarding the use of retrofit technology on state/local municipality owned nonroad diesel vehicles as well as nonroad diesel vehicles used when contracting with state/local municipalities. Environmental Defense also suggests including the use of ULSD fuel (15 parts per million of sulfur or less) as one of the contract specifications.

NEW YORK CITY’S LOCAL LAW 77
New York City’s Local Law 77 requires the City to use ULSD fuel and retrofits on city-owned nonroad equipment.²⁵⁸ Local Law 77 also includes use of retrofits and ULSD as a contract specification in public works contracts.

Excerpts from New York City’s Local Law 77, Section 1:²⁵⁹

b. (1) Any diesel-powered nonroad vehicle that is owned by, operated by or on behalf of, or leased by a city agency shall be powered by ultra low sulfur diesel fuel.

(2) Any diesel-powered nonroad vehicle that is owned by, operated by or on behalf of, or leased by a city agency shall utilize the best available technology for reducing the emission of pollutants.

c. (1) Any solicitation for a public works contract and any contract entered into as result of such solicitation shall include a specification that all contractors in the performance of such contract shall use ultra low sulfur diesel fuel in diesel-powered nonroad vehicles and all contractors in the performance of such contract shall comply with such specification.

(2) Any solicitation for a public works contract and any contract entered into as

a result of such solicitation shall include a specification that all contractors in the performance of such contract shall utilize the best available technology for reducing the emission of pollutants for diesel-powered nonroad vehicles and all contractors in the performance of such contract shall comply with such specification.

NEW YORK STATE ASSEMBLY LAW ON CONSTRUCTION IN LOWER MANHATTAN

The Coordinated Construction Act for Lower Manhattan, passed by both the New York State Senate and Assembly, commits New York State construction projects in lower Manhattan to control emissions by requiring that nonroad vehicles be powered with ULSD and retrofit with technologies such as oxidation catalysts, particulate filters or an emissions control technology that achieves the lowest particulate matter emissions.²⁶⁰

Excerpts from Section 4 of the Coordinated Construction Act for Lower Manhattan:

e. Notwithstanding any general, special or local law or rule or regulation to the contrary, a public agency shall require contractors and subcontractors to use *only ultra-low sulfur diesel fuel* to power the diesel-powered non-road vehicles with engine horsepower (HP) rating of 60 HP and above used on lower Manhattan redevelopment projects and, where practicable, to reduce the emission of pollutants by retrofitting such non-road vehicles with oxidation catalysts, particulate filters, or technology with comparable or better effectiveness. (emphasis added)

SACRAMENTO'S OZONE SUMMIT MODEL "GREEN CONTRACTING" ORDINANCE

The Sacramento Ozone Summit, a gathering of agency heads and elected

officials from around the Sacramento federally designated Ozone Non-attainment Area, led to the design of a green contracting model ordinance by the Sacramento Metropolitan Air Quality Management District's Mobile Source Division. This ordinance offers a voluntary and flexible approach to reducing construction site emissions that would certify rental firms/construction firms as "green contractors." Being "green" would entail curtailing activities on "spare the air" days, mitigating emissions using ULSD or emulsified fuel, and replacing/retrofitting engines using Carl Moyer incentive funds or Sacramento Emergency Clean Air Transportation Funds (SECATF), which at one point totaled \$28 million. "Green contractors" would then receive bidding bonuses that would give them a competitive advantage in the contract bidding process. "Green contractors" would also be subject to detailed monitoring of construction equipment.²⁶¹

Excerpts from Section 3. of the Model "Green Contracting" Ordinance:

Within 90 days of adoption of this Chapter, the *(insert name of local agency)* shall designate a Program Manager *(such as the agency's manager responsible for procurement)* and shall develop and implement a Green Contracting Program. The Green Contracting Program must include a description of the plan to encourage contractors operating within the *(insert name of local agency)* to procure and to operate low-emission vehicles and to obtain low-emission fleet status for off-road equipment fleets and heavy-duty on-road vehicle fleets. The *(insert name of local agency)*'s Green Contracting Program must focus on fleet owners that have contracts for *(insert name of local agency)* business.

The *(insert name of local agency)* must include contract bid language that would

implement the following Green Contracting Program requirements. See (c) for the exception to this requirement.

Sample contract specifications

BOSTON BIG DIG

Excerpt from Section 721.562 of the Big Dig Contract Specifications.

Methods that shall be used by the Contractor to control nuisance odors associated with diesel emissions from construction equipment include:

Turning off diesel combustion engines on construction equipment not in active use and on dump trucks that are idling while waiting to load or unload material for 5 minutes or more.

Establishing a staging zone for trucks that are waiting to load or unload material at the contract area, in a location where the diesel emissions from the trucks will not be noticeable to the public.

Locating combustion engines away from sensitive receptors such as fresh air intakes, air conditioners, and windows. *In addition to the above diesel emission control measures, all off-road diesel powered equipment used for this contract shall contain oxidation catalyst emission control equipment on the exhaust system side of the equipment.* (emphasis added)

Please note that when the Boston Big Dig contract specifications were drafted, ULSD fuel (sulfur content of 15 ppm) was not available in the Boston region. For that reason, DPFs could not be used as retrofit technology and DOCs only were used.

CONNECTICUT I-95 NEW HAVEN HARBOR CROSSING CORRIDOR IMPROVEMENT PROGRAM (NHCC PROJECT)

Connecticut's Department of Transportation (ConnDOT), the Connecti-

cut Department of Environmental Protection, the Connecticut Department of Motor Vehicles, and the Connecticut Construction Industry Association worked together to create a contract specification to improve quality of life during the long-lasting I-95 New Haven Harbor Crossing Corridor Improvement Program.

Notice To Contractors (NTC)—Diesel Vehicle Emission Controls

All diesel powered construction equipment with engine horsepower (HP) ratings of 60 HP and above, that are on the project or are assigned to the contract for a period in excess of 30 days *shall be retrofitted with Emission Control Devices and/or use Clean Fuels* in order to reduce diesel emissions. In addition, all motor vehicles and/or construction equipment shall comply with pertinent State and Federal regulations relative to exhaust emission controls and safety. (emphasis added)

Truck staging zones

The contractor shall establish truck-staging zones that are waiting to load or unload material at the contract area. Such zones shall be located where the diesel emissions from the trucks will have minimum impact on abutters and the general public.

Idling

Idling of delivery and/or dump trucks, or other diesel powered equipment shall not be permitted during periods of non-active use, and it should be limited to three minutes in accordance with the Regulations of Connecticut State Agencies Section 22a-174-18(a)(5).²⁶²

Environmental performance commitments in environmental impact statements

An Environmental Impact Statement (EIS) is a document required for major

federal actions (or regional, state, or local actions funded with substantial federal monies) that may significantly affect the environment. Describing the positive and negative effects of the major project and citing alternative actions, an EIS serves as a tool for decision-making.

When a governmental agency plans a construction project, Environmental Defense strongly encourages the use of the cleanest possible fuel and pollution control technology in the Environmental Performance Commitments (EPC) section of the project's Environmental Impact Statement (EIS). This puts interested parties on notice that there will probably be future contract specifications that follow the guidelines established in the EIS. Thus, requirements for clean diesel equipment and clean diesel fuel can come out of the EIS and bidding process. Although the following two examples include the type of language that a government seeking cleaner diesel fuel and technology use might include in an Environmental Impact Statement's EPC section, Environmental Defense also recommends that:

- Emissions-reductions steps such as the use of ULSD or best available reductions technologies (BART) should be extended to onroad trucks servicing the construction site and all stationary diesel generators used in connection with construction.
- Emissions standards should cover non-road vehicles of 50 HP and greater.
- Anti-idling measures include a powerful enforcement plan and mechanism.
- Regular emissions testing be conducted at construction sites, and that the results of these tests be made publicly available, to ensure compliance and accountability.
- Trucks and construction equipment be marked with a label or sticker that

certifies that they are using ULSD fuel as well as retrofit technology.

- Truck staging zones should be established for diesel-powered vehicles waiting to load or unload materials. The zones should be located where diesel emissions will have the least impact on abutters and the general public.
- Idling should be limited to three minutes for delivery and dump trucks and other diesel-powered equipment (with some exceptions).
- All work should be conducted to ensure that no harmful effects are caused to adjacent sensitive receptors, such as schools, hospitals, and elderly housing.
- Diesel-powered engines should be located away from fresh air intakes, air conditioners, and windows.

New York's Route 9A Draft Supplemental Environmental Impact Statement²⁶³ can serve as a sample for how diesel emissions impacts can be mitigated and addressed in an EIS.

Excerpt from New York's Route 9A Draft Supplemental EIS, page 10:

All diesel construction engines—excluding trucks—would use ultra low-sulfur diesel (ULSD) fuel; where practicable, engines larger than 60 horsepower (HP) would include emissions reduction measures to reduce emissions of PM and volatile organic compounds (VOCs). For the purpose of this study, it was assumed that PM emissions from all such engines would be reduced by 40 percent—the average reduction achieved by using diesel oxidation catalysts (DOC). PM emissions may be further reduced in cases where diesel particle filters (DPF) would be used—85 percent reductions or higher can be achieved with this technology. Since it is uncertain at this time what emission reduction technologies would be most efficient with each equipment type,

and since DOCs reduce more VOCs, which are ozone precursors and are of regional concern, the environmental performance commitments (EPCs) provide the flexibility to utilize either DOC or DPF control technologies. Therefore, the minimum PM emissions reduction of DOCs was assumed for the local impact analyses.²⁶⁴

Similarly, the Fulton Street Transit Center Draft EIS²⁶⁵ also contains language suggesting the use of ULSD fuel and retrofit technology to mitigate the impact of unhealthy diesel emissions.

Excerpts from the Fulton Street Transit Center Draft EIS, page 2:

The Build Alternatives would be implemented with incorporation of Environmental Performance Commitments (EPCs). The EPCs consist of onsite measures that would include the use of ultra-low sulfur diesel (ULSD), with sulfur content less than 15–30 parts per million (ppm) fuel and retrofit technology in heavy-duty engines and off-road construction vehicles operating during the construction of the FSTC, including during year 2005/2006, the peak period of construction. Other EPCs include a dust control plan for the construction site including a soil erosion sediment control plan which would be part of the Construction Environmental Protection Program (CEPP). The dust control plan could include: spraying of a (non-hazardous, biodegradable) suppressing agent on disturbed soil and other surfaces; containment of fugitive dust; and adjustment of work practices to reflect meteorological conditions as appropriate.²⁶⁶

Community Benefit Agreements

Community Benefit Agreements (CBAs) can also serve as a tool to improve air quality. CBAs are project-

specific contracts between developers of a major project and community organizations. CBAs are safeguards to ensure that local community residents share in the benefits of major developments. They allow community groups to have a voice in shaping a project, press for community benefits that are tailored to their particular needs, and enforce developer's promises.

The CBA process begins with interested members of the community, who identify how a proposed development project can benefit residents and workers. Once a list of potential benefits is determined, community members meet with the developer and/or representatives of the city to negotiate a CBA. Each CBA is unique, reflecting the needs of a particular community.

The first full-fledged CBA came in 2001, when a large coalition of community groups negotiated a far-reaching agreement with the developer of the Staples Center for the Los Angeles Sports and Entertainment District. This was followed by four more CBAs on projects across Los Angeles. A dozen additional projects in Los Angeles have community benefits provisions incorporated into their respective development agreements.

Many communities across the country are now using the community benefits model. In San Jose, two projects have incorporated community benefits provisions into the development agreements, while groups in at least six cities—Denver, Seattle, Milwaukee, Miami, New York and New Haven—are actively pursuing community benefits.²⁶⁷

In 2004, community groups, environmental organizations, and labor unions joined together and reached a CBA with Los Angeles World Airports (LAWA), the government entity that operates LAX.

Excerpts from the LAX CBA regarding reducing harmful diesel emissions via cleaner fuels and retrofits:

F. Construction Equipment.

1. Best Available Emissions Control Devices Required. LAWA shall require that all diesel equipment used for construction related to the LAX Master Plan Program be outfitted with the *best available emission control devices primarily to reduce diesel emissions of PM, including fine PM, and secondarily, to reduce emissions of NO_x*. This requirement shall apply to diesel-powered off-road equipment (such as construction machinery), on-road equipment (such as trucks) and stationary diesel engines (such as generators). The emission control devices utilized for the equipment at the LAX Master Plan Program construction shall be: (i) verified or certified for use by CARB for on-road or off-road vehicles or engines; or (ii) verified for use by EPA for on-road or off-road vehicles or engines. Devices certified or verified for mobile engines may be effective for stationary engines and that technology from EPA/CARB on-road verification lists

may be used in the off-road context. (emphasis added)

5. ULSD and Other Fuels.

a. ULSD and Other Fuel Requirements.

All construction equipment used for construction related to the LAX Master Plan Program *shall use only Ultra-Low Sulfur Diesel fuel (15 ppm or lower), so long as there are adequate supplies of ULSD in the Southern California area.* If adequate supplies of ULSD are not available in the Southern California area, then other fuels may be used, provided that the other fuels do not result in an greater emissions of fine PM or nitrogen oxides than that which would be produced by use of ULSD at 15 ppm or lower. Cost of ULSD shall not be a consideration in determining “adequate supplies.” (emphasis added)

For more information on the LAX CBA go to: http://www.environmentaldefense.org/documents/4174_LAX_CBA_Summary.pdf. For the exact language of the LAX CBA go to: http://www.environmentaldefense.org/documents/4201_LAX_CBA_full.pdf.

APPENDIX A

Acronyms

BART Best Available Retrofit Technology	MECA Manufacturers of Emissions Control Association
CARB California Air Resources Board	MOA Memorandum of Agreement
CA/T Project Central Artery Tunnel Project (Big Dig, Boston)	MTA Massachusetts Turnpike Authority
CCIA Connecticut Construction Industries Association	NAAQS National Ambient Air Quality Standards
CNG Compressed Natural Gas	NESCAUM Northeast States for Coordinated Air Use Management
CO Carbon monoxide	NO_x Nitrogen oxides
CIAQC Construction Industry Air Quality Coalition	OEM Original Equipment Manufacturer
CPO Catalytic Particulate Oxidizer	OTAQ Office of Transportation and Air Quality
CCRT Catalyzed Continuous Regenerating Technology	PHA Port of Houston Authority
CRT Continuous Regenerating Technology	PM Particulate matter
CWMF Catalyzed Wire Mesh Filter	PM_{2.5} Particulate matter smaller than 2.5 microns
DMV Department of Motor Vehicles	PM₁₀ Particulate matter smaller than 10 microns
DOC Diesel Oxidation Catalyst	SCAQMD South Coast Air Quality Management District
DOT Department of Transportation	SCR Selective Catalytic Reduction
DPF Diesel Particulate Filter	SIP State Implementation Plan
DTF Diesel Technology Forum	SOF Soluble Organic Fraction
EGR Exhaust Gas Recirculation	TCEQ Texas Commission on Environmental Quality
EIS Environmental Impact Statement	TERP Texas Emission Reduction Program
EPA United States Environmental Protection Agency	TNRCC Texas Natural Resource Conservation Commission
EPC Environmental Performance Commitments	ULSD Ultra low sulfur diesel fuel (15 ppm)
FBC Fuel Borne Catalyst	VOC Volatile organic compound
HC Hydrocarbon	
LNG Liquefied Natural Gas	
LSO Low sulfur diesel fuel (500 ppm)	

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APPENDIX B

Retrofit manufacturers contact information

Manufacturer	PM, HC, CO control	NO_x control	Contact information
Argillon LLC http://www.argillon.com	SCR	SCR	Mr. Gary D. Keefe Argillon 5895 Shiloh Rd. Suite 101 Alpharetta, GA 30005 678.341.7532 404.409.3492 (Mobile) 678.341.7509 (Fax) gary.keefe@argillon.com
Caterpillar, Inc. http://www.caterpillar.com	DOC (CCM: Catalyzed Converter Muffler)	SCR	Mr. Steve Hurd Mos 10 PO Box 610 Mossville, IL 61552-0610 309.578.6088 309.578.7152 (Fax) hurd_stephen_s@cat.com
EPA Verified Technology for Heavy Duty Highway Use http://www.epa.gov/otaq/retrofit/retroverifiedlist.htm	DPF		
Cleaire Advanced Emission Controls, LLC http://www.cleaire.com	Longview® Lonestar™	Longview® Lonestar™	John Egan 14775 Wicks Blvd. San Leandro, CA 94577 510.347.6163 800.308.2111 510.347.6181 (Fax) john.egan@cleaire.com
Longview® CARB and EPA Verified Technology for Heavy Duty Highway Use			Tim Taylor Director of Strategic Market Development 916.296.7049 707.220.7260 (Fax) tim.taylor@cleaire.com
Clean Air Power, Inc. www.cleanairpower.com	Catalytic Particulate Oxidizer (CPO)	Mobile SCR DOX SCAT (reduces NO-)	Frits Tan 9837 Whithorn Drive Houston, TX 77095 832-731-7372 (mobile) 281-463-8883 281-463-8951 fax ftan@cleanairpower.com
Clean Diesel Technologies Inc. http://www.cdti.com	SCR	SCR	Mr. Glen Reid 300 Atlantic Street, Ste 702 Stamford, CT 06901 203.327.7050 203.323.0461 greid@cdti.com
EPA Verified Technology for Heavy Duty Highway Use ^a	FBC Platinum Plus® Purifier System (fuel borne catalyst plus DOC) FBC Platinum Plus® Purifier System and Catalyzed Wire Mesh Filter (FBC/CWMF) System		

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Manufacturer	PM, HC, CO control	NO_x control	Contact information
Combustion Components Associates Inc. http://www.combustioncomponents.com	Mobile SCR		Mr. T.J. Tarabulski 884 Main Street Monroe, CT 06468 203.268.3139 203.223.8246 (Mobile) 203.261.7697 (Fax) tarabulski@cca-inc.net
DCL International Inc. http://www.dcl-inc.com	DOC, DPF (active and passive)		Gerry Wilson P.O. Box 90 Concord Ontario, Canada L4K1B2 905.660.6450, ext. 292 gwilson@dcl-inc.com
Donaldson Company, Inc. http://www.donaldson.com	DOC, DPF		Mr. Fred Schmidt 1400 West 94th Street Minneapolis, MN 55440 952.887.3835 952.887.3008 (Fax) fschmidt@mail.donaldson.com
EPA Verified Technology for Heavy Duty Highway Use ^b	(also offers crankcase emissions filtration system)		
Engelhard Corporation http://www.engelhard.com	DOC, DPF		Mr. Barry Bambo 101 Wood Avenue Iselin, NJ 08830 732.205.7277 732.205.5687 (Fax) Barry.Bambo@engelhard.com
EPA Verified Technology for Heavy Duty Highway Use ^c			
Engine Control Systems, a Division of Lubrizol http://www.lubrizol.com/enginecontrol	DOC AZ Purimuffler™, DPF Purifilter™		Ms. Michelle Bellamy 165 Pony Drive Newmarket, Ontario L3Y 7V1 800-661-9963 or 905-853-5800 (customer service) 905-853-5801 (Fax) ecs@lubrizol.com
EPA Verified Technology for Heavy Duty Highway Use ^d			
Environmental Solutions Worldwide, Inc. Catalyst Division http://www.cleanerfuture.com/products/	Metallic (high performance—50% plus PM reduction) DOC ^e		Mr. Frank Haas 571 Chrislea Rd. #5 Woodbridge, Ontario, Canada L4L8A2 905.850.9970 905.850.9925 Fax fhaas@cleanerfuture.com
EPA and CARB verification pending			

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Manufacturer	PM, HC, CO control	NO_x control	Contact information
Extengine Transport Systems, LLC http://www.extengine.com/index.html	Mobile and Stationary SCR (ADEC System) DOC Hybrid DPF-C (Diesel Particulate Filter and Catalyst) DPF (passive and active)	Mobile and Stationary SCR (ADEC System)	Mr. Phillip Roberts 1370 S. Acacia Ave Fullerton, CA 92831 714.774.3569 714.774.4036 (Fax) roberts@extengine.com
Fleetguard Emission Solutions	DOC (50% pm reduction), DPF		Western U.S.: Rob Ferguson 2931 Elm Hill Pike Nashville, TN 37214 615.366.9855 812.377.7137 (Fax) rob.r.ferguson@fleetguard.com Eastern U.S.: Jennifer Kain 2931 Elm Hill Pike Nashville, TN 37214 812-377-3132 812-377-7137 (Fax) jennifer.kain@fleetguard.com
International Truck and Engine Corporation http://www.greendieseltechnology.com	DOC, DPX	Green Diesel Technology	Mr. Peter Reba International Truck and Engine Corporation 4201 Winfield Road Warrenville, IL 60555 630-753-6537 (Office) 630-753-6537 (FAX) peter.reba@nav-international.com

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Manufacturer	PM, HC, CO control	NO_x control	Contact information
Johnson Matthey – Environmental Catalysts and Technologies http://www.jmcsd.com/html/crt.html http://www.matthey.com/divisions/catalytic.html EPA Verified Technology for Heavy Duty Highway Use ^f	DOC, DPF (CRT or CCRT) SCRT(tm) systems (SCR+DPF) EGRT(tm) systems (EGR+DPF).	SCR SCRT(tm) systems (SCR+DPF) EGRT(tm) systems (EGR+DPF).	Mr. Brett Alkins 380 Lapp Road Malvern, PA 19355 610.341.8356 484.354.8159 (Mobile) 610.971.3116 (Fax) alkinbd@jmusa.com or Mr. Jim Hale 380 Lapp Road Malvern, PA 19355 610.476.0161 (Mobile) 717.246.6049 (Home Office) 610.971.3116 (Fax) halejr@jmusa.com or Marty Lassen 434 Devon Park Drive Wayne, PA 19087 610.341.3404 610.971.3116 (F) 610.476.0131 (M) lassen@jmusa.com
Nett Technologies, Inc. http://www.nett.ca	DOC: D-Series (low temperature DOC) M-Series (high performance, very low back pressure) NETT Series (standard DOC) DPF: SF Catalyzed SK Catalyzed (lower temperatures) SE Catalyzed (sulfur tolerant) SJ Catalyzed (lower temperature, sulfur tolerant)		For technical information: Mr. Wayne Borean 6707 Goreway Drive Mississauga, Ontario 800.361.6388 905.672.5949 (Fax) sales@nett.ca or Ms. Laura McBurney or Mr. Jorge Santos 800.631.6388
PuriNOx	PuriNOx	PuriNOx	Ron O. Dunfee 29400 Lakeland Blvd. Wickliffe, Ohio 44092 Office: (440) 347-6116 Fax: (440) 347-6978 Cell: (440) 463-2038 Email: rod@lubrizol.com

DISCLAIMER: Environmental Defense does not endorse any particular retrofit technology, retrofit technology manufacturer, or any of the companies listed here. This is not a comprehensive list of retrofit manufacturers and is intended to serve only to illustrate that there is a wide variety of choices available. This list was last updated in April 2005.

Manufacturer	PM, HC, CO control	NO_x control	Contact information
RYPOS Inc. http://www.rypos.com/html/index.html	Regular or catalyzed DPF Active DPF (Rypos Trap™)		Mr. Frank DePetrillo 3 Industrial Park Road Medway, MA 02053 Phone: 508.533-9655 Fax: 508.533-9656 Sales: fd@rypos.com

Engine Manufacturer Contacts
http://www.epa.gov/otaq/retrofit/cont_engmfrs.htm

EPA Verified Retrofit Technologies
<http://www.epa.gov/otaq/retrofit/retroverifiedlist.htm>

CARB Verified Retrofit Technologies
<http://www.arb.ca.gov/diesel/verdev/verdev.htm>

^a EPA, "Verified Products." August 11, 2004. Online resource, available at: <http://www.epa.gov/otaq/retrofit/retroverifiedlist.htm> Last accessed 03/01/05.

^b Ibid.

^c Ibid.

^d Ibid.

^e DOC specifically designed for use on small compression ignition engines. Examples of these are small generators and construction equipment such as mixers and concrete floats. Environmental Technology Verification (ETV) Canada Inc. "Current Program Graduates and Licenses." Online resource, available at: http://www.etvcanada.com/English/e_progGrad.htm Last accessed 03/01/05.

^f EPA, "Verified Products." August 11, 2004. Online resource, available at: <http://www.epa.gov/otaq/retrofit/retroverifiedlist.htm> Last accessed 03/01/05.

APPENDIX C

Distributors of ultra low sulfur diesel fuel, emulsified fuels, fuel additives, and synthetic engine oil

Please check with your local Ultra Low Sulfur Diesel (ULSD) fuel distributor whether your fleet needs ULSD fuel No. 1 or No. 2. For example, if a fleet has been using Low Sulfur Diesel (500 ppm) No. 1 then ULSD No. 1 is needed. If only ULSD No. 2 is available and Low Sulfur Diesel No. 1 has been previously used, the engine needs to be tuned accordingly.

1. ULSD Fuel Brokerage

Ultra Low Sulfur Diesel Fuel Brokerage
Ultraco LLC
Mr. Timothy J. Niles
101 Farren Ct, Suite 100
Cary, NC 27511-4559
866.857.3487 or 919.380.0778
<http://ultraco.us>

2. ULSD Distributors

Northeast

Connecticut, Delaware, Maine,
Maryland, Massachusetts, New
Hampshire, New Jersey, New York,
Pennsylvania, Rhode Island, Vermont,
Washington, D.C.

Mr. David Wright, ConocoPhillips
600 North Dairy Ashford (77079-1175)
P.O. Box 2197
Houston, TX 77252-2197
Phone 281.293.1544
Fax 281.293.6113
David.W.Wright@conocophillips.com
[http://www.conocophillips.com/
products/ultralowsulfur/index.htm](http://www.conocophillips.com/products/ultralowsulfur/index.htm)

or

Mr. Steven J. Levy, Sprague
4 New King Street
White Plains, NY 10604
Phone 914.328.6770 Fax
914.701.2819
914.284.2188 (Pager)
slevy@radenergy.com
www.spragueenergy.com

or

Ms. Debbie McNeal, Sunoco
Ten Penn Center
1801 Market Street
Philadelphia, PA 19103
800.842.0339 Ext. 1
Phone 215.977.3000
Fax 215.246.8119
DLMCNEAL@sunocoinc.com
<http://www.sunocoinc.com/>

Midwest, West Coast

Oregon, Washington, California, Arizona
(Phoenix area), all Midwest States,
Chicago area, Detroit area, Toledo area,
Cleveland and Columbus area.

Ms. Renee Marchese, BP America Inc.a
28100 Torch Parkway 4th Fl.
Warrenville, IL 60555
Phone: 630.836.5504
Fax 630.836.5500
marcher2@bp.com

Pacific Northwest

Washington State, California.
Mr. David Wright, ConocoPhillips
600 North Dairy Ashford (77079-1175)
P.O. Box 2197
Houston, TX 77252-2197
Phone 281.293.1544
Fax 281.293.6113
David.W.Wright@conocophillips.com
[http://www.conocophillips.com/
products/ultralowsulfur/index.htm](http://www.conocophillips.com/products/ultralowsulfur/index.htm)

South and Southwest

Texas, Colorado, Oklahoma, (southern) California, New Mexico, Kansas, Louisiana, Georgia, and Florida.

Mr. Ray Hernandez
Valero Energy Corporation
One Valero Place
San Antonio, TX 78212
Phone 210.345.2757
Fax 210.345.5930
Raymond.Hernandez@valero.com
<http://www.valero.com/About+Valero/>

3. Distributors of emulsified fuel

For further information or to purchase emulsified fuel, contact your local fuel distributor.

Mr. Thomas M. Sopko
The Lubrizol Corporation
29400 Lakeland Boulevard
Wickliffe, OH 44092-2298
Phone 440.943.4200
Fax 440.943.5337
tms@lubrizol.com

To purchase PuriNOx™ in the California and Texas area you may also contact:

Mr. Bill Alford
J.A.M. Distributing
711 W. Bay Area Blvd Suite 310
Webster, Texas 77598
800.228.3848
Phone 713.844.7788
Fax 713.844.7789
jam@jamdistributing.com

or

Ms. Debbie McNeal
Sunococ
800.842.0339 Ext. 1
Phone 215.977.3000
Fax 215.246.8119

4. Fuel additives

Mr. Glen Reid
Clean Diesel Technologies, Inc.
300 Atlantic Street, Ste 702
Stamford, CT 06901
Phone 203.327.7050
Fax 203.323.0461
greid@cdti.com

or

Mr. Jim Baumert
AMSOIL Inc.
AMSOIL Building
Superior, WI 54880-1527
Phone 631.587.5896 Fax
715.392.5225
<http://www.lubedealer.com/baumert>

or

The Stricklin Companies
1415 Stratford Crt.
Del Mar, CA 92014
Phone 858-794-5700 Fax 848-794-2666
stricklin@worldnet.att.net

^a BP America Inc. offers the users of BP's ULSD fuel (ECD®) risk management solutions enabling construction companies to manage their annual budget while reducing emissions at the same time. Construction companies can set a fixed fuel price over a set time period avoiding the risk of increasing fuel prices. For more information go to: <http://www.ecdiesel.com/business/contruction.asp> and <http://www.bpdirect.com/products/risk.html>

^b J.A.M. Distributing also provides assistance with the installation of filters (EMISSION CONTROL TECHNOLOGY) to help further reduce emissions.

^c AquaMix(tm) is Sunoco's emulsified fuel which has been verified by the EPA as an emission reduction diesel fuel. AquaMix™ emulsified diesel fuel is blended with Lubrizol's PuriNOx™ additive technology. AquaMix™ has been verified to reduce diesel particulate matter typically by 50% and NO_x emissions by 20%.

^d Clean Diesel Technologies, Inc. sells a fuel borne catalyst called Platinum Plus.

^e Amsoil Diesel Fuel Additive. AMSOIL also sells synthetic motor oil for heavy duty diesel engines (SAE 15W-40 or SAE 5W-30). Please contact Mr. Baumert for more information.

^f Stricklin sells fuel additive called Blue Marble™. Please contact Stricklin for more information.

APPENDIX D

Summary of retrofit technology status

Status	CARB or EPA verified for onroad use	CARB or EPA verified for nonroad use	In use in nonroad engines*	Known to be pursuing onroad verification	Known to be pursuing nonroad verification	In development
Retrofit technologies						
PM control						
Diesel Particulate Filter (DPF)	●		●	Verified		
Active DPF		●	●		Verified	
Flow-through filters (including CWMF)	●		●	Verified	●	●
Diesel Oxidation Catalyst (DOC)	●	●	●	Verified	Verified	
Closed Crankcase Filter System with DOC—Donaldson Spiracle with DOC Muffler	●	●	●	Verified	Verified	
NO _x control						
Selective Catalytic Reduction (SCR)			●		●	●
NO _x Adsorbers						●
Lean NO _x Catalysts	● (w/ DPF)		●	Verified		
PM and NO _x control						
Low Pressure Exhaust Gas Recirculation (EGR)				●		
SCR System with PM Emission Control		●	●		Verified	
Lean NO _x Catalyst with DPF—Cleaire Longview	●		●	Verified	●	
Lean NO _x Catalyst with DOC—Cleaire Lonestar			●	●		
Retrofit technologies and cleaner fuels						
Fuel Borne Catalyst (FBC) with DOC—Platinum Plus	●		●	Verified	●	
FBC with Catalyzed Wire Mesh Filter (CWMF)—Platinum Plus	●			Verified		
Emulsified Diesel Fuel with DOC		●	●		Verified	
Cleaner fuels and additives						
Emulsified Diesel Fuel—PuriNOx	●	●	●	Verified	Verified	
Biodiesel	●		●	Verified		

*In order for a technology to be considered "in use," it must: 1) be commercially available, and 2) have been used in at least 2 projects with varying locations.

APPENDIX E

Retrofit technology cost and emissions reductions summary

	Cost (excluding installation)	NO _x	PM	HC	CO
Retrofit technologies and emissions reductions					
<i>PM control</i>					
Diesel Particulate Filter (DPF)	\$7,000–\$12,000	0%	Up to 90%	Up to 90%	Up to 90%
Active DPF	\$10,000–\$30,000	0%	85%	0%	0%
Flow-through Filters (including CWMF)	\$5,000–\$7,000	0–9%	55–76%	75–89%	50–66%
Diesel Oxidation Catalyst (DOC)	\$1,200–\$2,500	0%	20–30%	50–90%	70–90%
Closed Crankcase Filter System with DOC—Donaldson Spiracle with DOC Muffler	\$1,900	0%	25–33%	12–34%	42–52%
<i>NO_x control</i>					
Selective Catalytic Reduction (SCR)	Mobile: \$12,500–\$15,000 Stationary: up to \$80,000	60–80%	25%	50–90%	70–90%
NO _x adsorbers	In development	90% or more	10–30%	90%	90%
Lean NO _x Catalysts	\$6,500–\$15,000+	10–40%	Up to 80%	0%	0%
<i>PM and NO_x control</i>					
Low Pressure Exhaust Gas Recirculation (EGR)	\$13,000–\$15,000	40% or more	90% or more	90% or more	90% or more
SCR System with PM Emission Control	\$14,500	80%	25%	50–90%	50–90%
Lean NO _x Catalyst with DPF - Cleaire Longview 90%		\$18,500–\$21,000	25%	85%	90%
Lean NO _x Catalyst with DOC—Cleaire Lonestar	\$12,500	25–30%	50–70%	40–60%	40–60%
Retrofit technologies and cleaner fuels					
Fuel Borne Catalyst (FBC) with DOC—Platinum Plus	Cost of DOC. Fuel economy gains from use of Platinum Plus are expected to outweigh its incremental cost.	0–5%	25–50%	16–50%	25–50%
FBC with Catalyzed Wire Mesh Filter (CWMF)—Platinum Plus	Cost of CWMF. Fuel economy gains from use of Platinum Plus are expected to outweigh its incremental cost.	0–9%	55–76%	75–89%	50–66%
Emulsified Diesel Fuel with DOC	\$0.25 per gallon + \$1,500–\$2,500	25%	95%	85%	75%
Cleaner fuels and additives					
Emulsified Diesel Fuel—PuriNO _x	\$0.25 per gallon	9–20%	16.8–58%	(35%)–33%	(20–120%)
Biodiesel (20)	\$0.15 per gallon	(2%)	10%	21%	11%
Biodiesel (100)	\$0.50 per gallon	(10%)	47%	67%	48%

Emissions reductions data derived from CARB or EPA verified reduction levels where possible. (Parenthesis denote increase)

APPENDIX F

Examples of nonroad retrofit technology use

Status	In use in nonroad engines*	Two projects/sites in which the technology/fuel has been used
Retrofit technologies		
<i>PM control</i>		
Diesel Particulate Filter (DPF)	●	1. World Trade Center, NYC, NY—Caterpillar 966 Wheel loaders 2. American Asphalt, CA—Caterpillar 966GII Wheel loader
Active DPF	●	1. World Trade Center, NYC, NY—Rypos trap installed on a diesel 600 kW electrical generator 2. Riverside, CA—three Caterpillar backup generators (100, 225, and 350 kw) retrofit with Rypos trap
Flow-through Filters (including CWMF)	●	1. Nationwide - many non-metal mining applications on Deutz and Caterpillar engines, 100-275 hp 2. World Trade Center Site, NYC, NY—Two cranes retrofit with an ESW particulate reactor
Diesel Oxidation Catalyst (DOC)	●	1. World Trade Center, NYC, NY—Komatsu PC200 5.9 liter engine Excavator 2. Big Dig, Boston, MA—more than 200 pieces of equipment successfully retrofit
Closed Crankcase Filter System with DOC—Donaldson Spiracle with DOC Muffler	●	Between the Port of Los Angeles and the Port of Long Beach in CA, this system has been successfully installed on approximately 400 yard hustlers, top picks/side picks, and rubber tired gantry-cranes.
<i>NO_x control</i>		
Selective Catalytic Reduction (SCR)	●	1. Richmond, CA—Caterpillar modular SCR installed on a gas power module, model G3516B LE 2. Palm Desert, CA—Mobile SCRs installed on seven construction vehicles
NO _x Adsorbers		Not in commercial use for non-road engines
Lean NO _x Catalysts	●	See Lean NO _x Catalyst with DOC, below.
<i>PM and NO_x control</i>		
Low Pressure Exhaust Gas Recirculation (EGR)	●	Not in commercial use for non-road engines
SCR System with PM Emission Control	●	1. Houston, TX—Houston City has retrofit Cummins 6BTA 5.9L engines on 6 Gradall excavators 2. Port of Houston, TX—GR Birdwell has retrofit several pieces of construction equipment
Lean NO _x Catalyst with DPF—Cleaire Longview	●	1. Fresno, CA—Case IH STX 375 wheel loader and a Komatsu WA450 wheel loader 2. CADOT, California - John Deere 672 CH motor grader
Lean NO _x Catalyst with DOC—Cleaire Lonestar	●	1. Concord, CA—Onan stationary 300 DGFC generator 2. Sacramento, CA—Caterpillar 8W2517 (16G) motor grader
Retrofit technologies and cleaner fuels		
Fuel Borne Catalyst (FBC) with DOC—Platinum Plus	●	1. Q-Bridge Project, CT—Starr construction excavator, Samsung 280LC 2. New York City, NY—Vergona crane, unknown model
FBC with Catalyzed Wire Mesh Filter (CWMF)—Platinum Plus		Not in commercial use for non-road engines

Status	In use in nonroad engines ^a	Two projects/sites in which the technology/fuel has been used
Emulsified Diesel Fuel with DOC	●	Between the Port of Los Angeles and the Port of Long Beach in CA, approximately 250 yard hustlers, top picks/side picks, and rubber tired gantry-cranes, etc have DOCs and use PuriNOx.
Cleaner fuels and additives		
Emulsified Diesel Fuel—PuriNOx	●	<ol style="list-style-type: none"> 1. Port of Houston, TX—approximately 50+ pieces of cargo-handling equipment use PuriNOx 2. Extensive, multi-engine/model testing conducted by USEPA and by Air Improvement Resources
Biodiesel	●	<ol style="list-style-type: none"> 1. Hutchinson Salt Co, KA—uses B100 in all underground diesel machinery, 32,000 gallons/year 2. Pioneer Hi-Bred Intl., Charlotte, NC—uses biodiesel on all farm and tractor equipment

*In order for a technology to be considered “in use,” it must: 1) be commercially available, and 2) have been used in at least 2 projects with varying locations.

Sample action letter

Dear [Decision Maker].

I write to direct your attention to the growing health and environmental impacts associated with diesel engines, and to encourage you to address this problem. Diesel engines, the workhorses of America's economy, are a significant source of air pollution in many communities across the country. Fortunately, cost-effective technology exists to reduce harmful diesel emissions by as much as 90%. Your help is needed to ensure that this technology is taken advantage of.

Emissions from diesel engines contain almost 40 toxic substances and contribute to a laundry list of adverse health effects including: asthma, cardiovascular and respiratory problems, strokes, heart attacks, lung cancer and premature death. Of special concern are two main pollutants: fine particulate matter, which lodges deep in the lung, and oxides of nitrogen (NO_x), which are precursors to smog. Diesel engines are a significant source of fine particulates and NO_x, and recent EPA data shows that about half of all Americans live in places that fail to meet basic health standards for one or both of these pollutants.

Nonroad diesel engines are, quite literally, engines that power vehicles that do not normally operate on roads. They include, for example, locomotives, agricultural equipment (i.e., tractors), construction and mining equipment (i.e., graders and back hoes), and ships. Collectively, nonroad engines discharge more dangerous fine sooty particles than any other source in the transportation sector.

The EPA recently established rigorous emissions standards for new nonroad diesel engines. Unfortunately, the full pollution reduction and public health benefits of the non-road rule will not be realized for decades because they only apply to new non-road diesel engines and not to older, dirtier diesel engines, which have a long life span. A child born today may still be breathing soot from a backhoe in her neighborhood when she graduates from college—unless that backhoe is replaced with a newer, cleaner one, or is retrofit with emissions controls.

Public and private leadership is needed to ensure that dirty diesel engines in our community are replaced or retrofit to reduce their polluting potential. As a community leader, I am asking you to implement programs to reduce pollution from dangerous diesel engine exhaust from vehicles in use in our community. Environmental Defense's Cleaner Diesel Handbook, available at: www.environmentaldefense.org/go/dieselhandbook, is a good starting point. The handbook shows that there is a cost-effective way to reduce the adverse health effects of diesel pollution.

The Cleaner Diesel Handbook outlines some simple ways to reduce diesel pollution, like enforcing idling laws, using clean fuels (like ultra-low sulfur diesel), and best available retrofit technologies that can reduce diesel emissions by up to 90%. It also offers a variety of methods for implementing successful diesel retrofit programs. With your leadership, these tools can reduce air pollution from diesel engines and protect public health in our community. Thank you.

Sincerely,
[Your name]
[Your address]

Notes

- ¹ Environmental Defense is a national non-profit environmental organization, headquartered in New York City, with 400,000 members around the country and over 50,000 members and activists in New York. The Living Cities program at Environmental Defense is focused specifically on actions that will help to improve water and air quality, clean up contaminated lands, support sound transportation investments and will reduce greenhouse gases (GHGs). Environmental Defense is not affiliated with any manufacturer or supplier identified in this handbook, and Environmental Defense does not endorse any particular supplier, retrofit or fuel technology manufacturer. This handbook provides only a general overview of commercialized nonroad retrofit technology and cleaner fuel technology options. We provide information about specific companies or suppliers for informational purposes only, but inclusion in, or omission from, this handbook should not be interpreted as a judgment about a particular technology or company. Questions about specific products, applications, emerging technologies, or next steps should be taken up directly with appropriate private sector companies or consultants.
- ² EPA, "Clean Air Nonroad Diesel Rule Summary." June 8, 2004. Office of Transportation and Air Quality. Online resource, available at: <http://www.epa.gov/otaq/reg/nonroad/equip-hd/2004fr/420f04029.htm> Last accessed 03/01/05.
- ³ EPA, "Press Release: New Clean Diesel Rule Major Step in a Decade of Progress." May 11, 2004. Online resource, available at: <http://yosemite.epa.gov/opa/admpress.nsf/b1ab9f485b098972852562e7004dc686/f20d2478833ea3bd85256e91004d8f90?OpenDocument> Last accessed 03/01/05.
- ⁴ *Ibid.*
- ⁵ EPA, "8-Hour Ground-level Ozone Designations." 08/13/04. Online resource, available at: www.epa.gov/ozonedesignations Last accessed 03/01/05.
- ⁶ EPA, "Fine Particle (PM 2.5) Designations." Online resource, available at: <http://www.epa.gov/pmdesignations/regions/region2desig.htm> Last accessed 03/01/05.
- ⁷ Calculated from 1999 EPA National Scale Assessment of Air Toxics data. Environmental Defense, "Scorecard, 2002." Online resource, available at: <http://www.scorecard.org/> Last accessed 03/01/05.
- ⁸ *Ibid.*
- ⁹ *Ibid.*
- ¹⁰ EPA, "National Emission Inventory (NEI): Air Pollutant Emission Trends." Online resource, available at: <http://www.epa.gov/ttn/chieftrends/index.html> Last accessed 03/01/05.
- ¹¹ California Office of Environmental Health Hazard Assessment, Air Toxicology and Epidemiology Section, "Proposed Identification of Diesel Exhaust as a Toxic Air Contaminant," *Health Risk Assessment for Diesel Exhaust* app. III, part B, as approved by the Scientific Review Panel, April 22, 1998. Online resource, available at: <ftp://ftp.arb.ca.gov/carbis/regact/diesltac/partb.pdf> Last accessed 03/01/05.
- ¹² Air Pollution and Birth Weight Among Term Infants in California, *PEDIATRICS* Vol. 115 No. 1, January 2005, pp. 121–128. Online resource, available at: http://pediatrics.aappublications.org/cgi/content/abstract/115/1/121?maxtoshow=&HITS=10&hits=10&RESULTFORMAT=&author1=Woodruff&fulltext=Birth+weight&andorexactfulltext=and&searchid=1105556093372_12826&stored_search=&FIRSTINDEX=0&sortspec=relevance&resourceType=1&journalcode=pediatrics Last accessed 03/01/05.
- ¹³ Krewski, D., Burnett, R.R., Goldberg, M.S., Hoover, K., Siemiatycki, J., Jerrett, M., Abrahamowicz, M., White, W.H., and Others. Reanalysis of the Harvard Six Cities Study and the American Cancer Society Study of Particulate Air Pollution and Mortality. Health Effects Institute, July, 2000.
- ¹⁴ R. Wilson and J. Spengler, eds., "Particles in Our Air: Concentrations and Health Effects," (1999): 212.
- ¹⁵ U.S. Department of Health and Human Services, National Institutes of Health, National Heart, Lung and Blood Institute; Data Fact Sheet: Asthma Statistics; January 1999. See also http://www.environmentaldefense.org/documents/2655_MotorAirPollutionAsthma.pdf

- ¹⁶ NY State Department of Health and Mental Hygiene, "Asthma Facts." Second Edition, May 2003. Page 7. Online resource, available at: <http://nyc.gov/html/doh/pdf/asthma/facts.pdf> Last accessed 03/01/05.
- ¹⁷ Manufacturers of Emissions Controls Association, "Frequently Asked Questions About the Installation of Emission Controls on Existing Diesel Engines." Online resource, available at: <http://www.meca.org/jahia/engineName/filemanager/pid/224/retrofitFAQ%20%28revised%29.pdf?actionreq=actionFileDownload&fileItem=712> Last accessed 03/01/2005.
- ¹⁸ Based on email correspondence with Roger Suter of Detroit Diesel, Inc. on August 4, 2004.
- ¹⁹ EPA Tier 0 standards refer to unregulated diesel engines. Tier 1 standards refer to the nonroad diesel engine emissions control regulations adopted by EPA in 1994. The regulations came into effect for new nonroad diesel engines greater than 37 kilowatts (50 horsepower) between 1996 and 2000. Tier 2 standards refer to stricter regulations that were phased in between 1999 and 2000. Tier 3 standards applied to engines between 37 kilowatts and 560 kilowatts (50 and 750 hp), and will be phased in between 2006 and 2008. Source: EPA, "Reducing Air Pollution From Nonroad Engines." April 2003. Online resource, Last accessed 09/11/05. Available at: <http://www.epa.gov/otaq/cleaner-nonroad/f03011.pdf>
- ²⁰ (Using California's Carl Moyer Program assumptions for an unregulated engine's replacement with a Tier One engine, NO_x emissions would go from 11 grams per brake horsepower-hour (g/bph-hr) to 6.6 g/bph-hr and PM emissions would go from 0.53 g/bph-hr to 0.1 g/bph-hr. For a Tier Two replacement, NMHC + NO_x emissions would decrease to 4.2 g/bph-hr and PM would decrease to 0.1 g/bph-hr.) Based on email correspondence with Stephen Hurd of Caterpillar Inc. on August 30, 2004.
- ²¹ This definition is narrower than the one found in the EPA's "Retrofit Glossary." The EPA glossary is an online resource, available at: <http://www.epa.gov/otaq/retrofit/glossary.htm> Last accessed 03/01/2005.
- ²² EPA, "Voluntary Diesel Retrofit Program: Glossary" Office of Transportation and Air Quality. Online resource, available at <http://www.epa.gov/otaq/retrofit/glossary.htm> Last accessed 03/01/2005.
- ²³ Information provided by Alex Kasprak from the Boston Big Dig project and various retrofit manufacturers. The operator of the construction equipment to be retrofitted can typically install the replacement muffler containing the DOC.
- ²⁴ Information provided by Johnson Matthey.
- ²⁵ California Air Resource Board, *Diesel PM Control Technologies, Appendix IX*, October 2000.
- ²⁶ Reed Business Information. "Mid-Sized Loaders Pack Plenty of Power." August 24, 2004. *Construction Equipment*. Online resource, available at: <http://www.constructionequipment.com/buyingfile/ce03ga002.asp> Last accessed 03/01/2005.
- ²⁷ British Petroleum, "Low Sulphur Diesel—Frequently Asked Questions." 2003. Online resource, available at: http://www.bp.com.au/products/fuels/low_sulphur/faq.asp?menuid=ec Last accessed 03/01/2005.
- ²⁸ EPA, "Press Release: New Clean Diesel Rule Major Step in a Decade of Progress." May 11, 2004. Online resource, available at: <http://yosemite.epa.gov/opa/admpress.nsf/b1ab9f485b098972852562e7004dc686/f20d2478833ea3bd85256e91004d8f90?OpenDocument> Last accessed 03/01/2005.
- ²⁹ EPA, "Proposed Rules." *Federal Register*. Volume 68, Number 100. May 23, 2003. Online resource, available at: <http://www.epa.gov/fedrgstr/EPA-AIR/2003/May/Day-23/a9737c.pdf> Last accessed 03/01/2005.
- ³⁰ Joe Kubsch. "Retrofit Emission Control Technologies for Diesel Engine." MECA, November 4, 2003. Online resource, available at: <http://www.4cleanair.org/JoeKubsh.pdf> Last accessed 03/01/2005.
- ³¹ EPA, "Idling." July 21, 2004. Online resource, available at: <http://www.epa.gov/region1/eco/diesel/idling.html> Last accessed 03/01/2005.
- ³² *Ibid.*
- ³³ For more information on EPA regulations, please see <http://www.epa.gov/otaq/url-fr/fr29jn04.pdf> Last accessed 03/01/2005.
- ³⁴ For more information on the WTC 7 retrofits, please contact: NESCAUM at 617.259.2000.
- ³⁵ Environmental Solutions Worldwide, Inc., "Environmental Solutions Worldwide, Inc."

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- ¹⁷⁶ Except for Extengine’s ADEC system (see 3.1), no mobile SCR system has been EPA or CARB verified as of February 11, 2005.
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Emission Impact: Additional Generator Usage Associated with Power Outage

January 30, 2020

This report has been reviewed by the staff of the California Air Resources Board. The contents do not necessarily reflect the views and policies of the California Air Resources Board, nor does mention of trade names or commercial products constitute endorsement or recommendation for use.

Summary

For public safety, it may be necessary for utilities to turn off electricity when gusty winds and dry conditions, combined with a heightened fire risk, are forecasted. This is called a “Public Safety Power Shutoff” or “PSPS”. According to CPUC de-energization report¹, in October 2019, there have been almost 806 PSPS events that have impacted almost 973,000 customers (~7.5% of households in California) of which ~854,000 of them were residential customers, and the rest were commercial/industrial/medical baseline/other customers. Data also indicates that on average each of these customers had about 43 hours of power outage in October 2019.

Following the PSPS events, many households and businesses in California started operating their back-up generators to provide power for their day-to-day operations. Generators used during power outage will increase emissions as compared to an average day. Staff assessment indicated that with 973,000 customers impacted by PSPS events in October 2019, approximately 125,000 back-up generators were used by customers to provide electricity during power outage. Assuming 50 hours of operation per generator during month of October 2019, staff estimated excess emissions from the use of generators which are summarized in Table 1.

Table 1: Population and excess emissions from the use of electricity power generators during October 2019 PSPS events.

Generator Type		NOx (tons)	PM (tons)	Diesel PM (tons)	Additional Generators Running in PSPS
Portable	Gasoline Less than 25 hp	24.3	10.6		122,000
	Diesel above 25 hp <i>Non-Rental Generator</i>	7.3	0.30	0.30	381
	Diesel above 25 hp <i>Rental Generator</i>	9.1	0.30	0.30	582
Permitted Stationary Back-Up Generators (Assuming 30% Load Factor)		125.7	8.3	8.3	1,810
Non-permitted generators ²		N/A	N/A	N/A	N/A
Total		166.4	19.4	8.9	124,774

¹ <https://www.cpuc.ca.gov/deenergization/>

² This analysis does not include emissions estimates from non-permitted generators such as the residential standby natural gas powered generators with power rating of less than 50 hp (e.g, a 22 kW Guardian Series home standby generator by Generac). At this point there is no information available on their population and sales. According to discussion with industry, it is assumed that most of these generator are powered by natural gas.

To put these numbers into context, 9 tons of diesel PM is equivalent to emissions from almost 29,000 heavy duty diesel trucks (above 14,000 lbs.) driving on California roadways for the period of one month (on average each truck drives around 3,000 miles per month).

The calculations described in the rest of the document outlines the assumptions used to estimate potential emissions impact from the use of gasoline and diesel generators during PSPS events.

Small Gasoline Powered Generators (less than 25 hp)

Population

Based on 2018 California State University Fullerton (CSUF) Survey³ for small off-road (SORE) equipment, about one out of 8 households own a generator in California. For a population of 973,000 households, about 122,000 generators will likely to be used to provide additional power during the power shut-off period.

Emission Factors

According to data provided by manufacturers as part of the SORE Evaporative Reporting Requirement⁴, generators have an average horsepower of 3.5 hp of which when combined with a load factor of 0.68, derived from OFFROAD2007⁵, results in an effective power of 2.4 hp. To determine emission factors, we used emissions data from SORE exhaust certification database. Table 2 shows the derived emission factors along with weighted average emission factors across all horsepower bins.

Table 2: Exhaust emission factors (g/bhp-hr) for gasoline powered generator less than 25 hp

Equipment	Tech Type	Horsepower	Percent Population	HC (g/bhp-hr)	NOX (g/bhp-hr)	PM (g/bhp-hr)
Generator Sets	G2-CARB	0 – 2	5%	27.860	0.900	0.600
	G4-CARB	2 – 5	82%	5.634	1.484	0.740
		5 – 15	9%	2.885	1.975	0.140
		15 – 25	3%	3.390	1.422	0.140
	G4-FI	15 – 25	1%	1.074	2.125	0.140
Population Weighted Average				6.296	1.505	0.655

Using the effective power and emission factors described earlier, staff estimated excess emissions as well emissions during 50 hours of generators operation (5 days with 10 hours a day operation). For example, with 122,000 generators operating for 50 hours during power shutoff, staff estimated excess emissions of 24.3 tons of NO_x, 101.5 tons of THC, and 10.6 tons of PM. The calculation below outlines the assumptions used for this emissions impact assessment. Obviously, a more refined estimate can be made with additional information.

³ Survey of Small Off-Road Engines (SORE) Operating within California: Results from Surveys with Four Statewide Populations, Submitted May 15, 2019, Prepared by the Social Science Research Center (SSRC) at CSU, Fullerton.

⁴ https://ww3.arb.ca.gov/msprog/mailouts/ecars1805/ecars1805.pdf?_ga=2.15158582.1846785299.1570743950-1632999103.1458687259

⁵ <https://ww2.arb.ca.gov/our-work/programs/mobile-source-emissions-inventory/msei-road-archives>

Portable Diesel Generators (above 25 hp)

Portable diesel generators are generally much larger and supply more power than gasoline generators, and could be used during PSPS events to supply power to larger facilities (such as schools, industrial facilities, or buildings). Table 3 provides CARB's latest population, activity, and emissions associated diesel portable generators registered under CARB's PERP program⁶.

Table 3: Emissions and Population of Diesel portable generators registered under CARB's PERP program

	Population (statewide)	Annual Activity (hours)	NOx (tons/yr)	PM (tons/yr)	PM25 (tons/yr)
Portable Equipment - Non-Rental Generator	5,081	1,299	2,537	99	91
Portable Equipment - Rental Generator	7,764	1,392	3,363	123	113

For assessing the emissions impact associated with this event, this analysis will assume that the percent of businesses that use generators and backup generators that are impacted by the PSPS is roughly proportional to the percent of households impacted (about 973,000 households out of 13,000,000 in California, or about 7.5 percent of the population of generators in the state). Table 4 shows the excess emissions from the use of portable diesel power generators during PSPS events assuming 50 hours of operations.

Table 4: Population and excess emissions from the use of portable diesel powered generators during October 2019 PSPS events

	Additional Generators Running in PSPS	NOx (tons)	PM (tons)	PM2.5 (tons)
Portable Equipment - Non-Rental Generator	381	7.3	0.30	0.30
Portable Equipment - Rental Generator	582	9.1	0.30	0.30
Total	964	16.45	0.61	0.61

Permitted Stationary Back-Up Generators (BUG)

Population

Data on permitted stationary back-up generators were provided to CARB by several air districts. Staff used the facility ID from the districts permit data to find the address of the facility that the stationary BUGs are operating and determined whether those BUGs were impacted by the PSPS events or not. Using this process, staff determined that almost 1,810 stationary BUGs across California were impacted by the October 2019 PSPS events.

Emission Factors

Additionally, using actual emission factors for each diesel BUG engines provided in the districts' stationary BUGs database (i.e., stationary BUGs permit database), staff assumed a work based emission factors of 0.44 g/bhp-hr for PM and 6.7 g/bhp-hr for NOx, based on averaging of a

⁶ <https://ww2.arb.ca.gov/our-work/programs/portable-equipment-registration-program-perp>

sample of permitted diesel powered backup generators in the state. The analysis also indicated that an average permitted back-up generator has a power rating of ~ 627 hp and they can go up as high as 4,400 hp which when combined with a load factor assumption of 30% resulted in an effective power of 188 hp. Table 5 provides a summary of excess emissions associated with the stationary BUGs impacted by the PSPS events.

Table 5: Population and excess emissions from the use of diesel powered stationary back-up generators (BUG) during October 2019 PSPS events

	Additional Generators Running in PSPS	NOx (tons)	PM (tons)	Diesel PM (tons)
Permitted Stationary Back-Up Generators	1,810	126	8.3	8.3

DRAFT

Overview: Diesel Exhaust & Health

CATEGORIES

Topics Health, Air Pollution, Transportation Electrification, Construction & Earthmoving Equipment, Environmental Justice, Oceangoing Vessels & Harbor Craft, Freight & Goods Movement, Trains & Railyards, Transit, VW Diesel Vehicles

Programs Exposure, Community Air Protection Program, Community Health, Zero-Emission Powertrain Certification, Alternative Diesel Fuels, In-Use Off-Road Diesel-Fueled Fleets Regulation, Study of Neighborhood Air near Petroleum Sources, School Buses

Type Information

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Background





Diesel engines emit a complex mixture of air pollutants, including both gaseous and solid



material. The solid material in diesel exhaust is known as diesel particulate matter (DPM). More than 90% of DPM is less than 1 μm in diameter (about 1/70th the diameter of a human hair), and thus is a subset of particulate matter less than 2.5 microns in diameter (PM_{2.5}). Most PM_{2.5} derives from combustion, such as use of gasoline and diesel fuels by motor vehicles, burning of natural gas to generate electricity, and wood burning. PM_{2.5} is the size of ambient particulate matter air pollution most associated with adverse health effects of the air pollutants that have ambient air quality standards. These health effects include cardiovascular and respiratory hospitalizations, and premature death. As a California statewide average, DPM comprises about 8% of PM_{2.5} in outdoor air, although DPM levels vary regionally due to the non-uniform distribution of sources throughout the state.

DPM is typically composed of carbon particles (“soot”, also called black carbon, or BC) and numerous organic compounds, including over 40 known cancer-causing organic substances. Examples of these chemicals include polycyclic aromatic hydrocarbons, benzene, formaldehyde, acetaldehyde, acrolein, and 1,3-butadiene. Diesel exhaust also contains gaseous pollutants, including volatile organic compounds and oxides of nitrogen (NO_x). NO_x emissions from diesel engines are important because they can undergo chemical reactions in the atmosphere leading to formation of PM_{2.5} and ozone.

Most major sources of diesel emissions, such as ships, trains, and trucks operate in and around ports, rail yards, and heavily traveled roadways. These areas are often located near highly populated areas. Because of this, elevated DPM levels are mainly an urban problem, with large numbers of people exposed to higher DPM concentrations, resulting in greater health consequences compared to rural areas. A large fraction of personal exposure to DPM occurs during travel on roadways. Although Californians spend a relatively small proportion of their time in enclosed vehicles (about 7% for adults and teenagers, and 4% for children under 12), 30 to 55% of total daily DPM exposure typically occurs during the time people spend in motor vehicles.

Diesel Particulate Matter and Health

The majority of DPM is small enough to be inhaled into the lungs. Most inhaled particles are subsequently exhaled, but some deposit on the lung surface. Although particles the size of DPM can deposit throughout the lung, the largest fraction deposits in the deepest regions of the lungs where the lung is most susceptible to injury.



In 1998, CARB identified DPM as a toxic air contaminant based on published evidence of a relationship between diesel exhaust exposure and lung cancer and other adverse health effects. In 2012, additional studies on the cancer-causing potential of diesel exhaust published since CARB's determination led the International Agency for Research on Cancer (IARC, a division of the World Health Organization) to list diesel engine exhaust as "carcinogenic to humans". This determination is based primarily on evidence from occupational studies that show a link between exposure to DPM and lung cancer induction, as well as death from lung cancer. Download the IARC report (external site).

Because it is part of PM_{2.5}, DPM also contributes to the same non-cancer health effects as PM_{2.5} exposure. These effects include premature death, hospitalizations and emergency department visits for exacerbated chronic heart and lung disease, including asthma, increased respiratory symptoms, and decreased lung function in children. Several studies suggest that exposure to DPM may also facilitate development of new allergies. Those most vulnerable to non-cancer health effects are children whose lungs are still developing and the elderly who often have chronic health problems.

Estimated Health Effects of DPM in California

DPM has a significant impact on California's population. It is estimated that about 70% of total known cancer risk related to air toxics in California is attributable to DPM. Based on 2012 estimates of statewide exposure, DPM is estimated to increase statewide cancer risk by 520 cancers per million residents exposed over a lifetime. Non-cancer health effects associated with exposure to DPM (based on 2014 - 2016 air quality data) are shown in the table below.

Health Effect	Estimated Annual Number of Cases*
Cardiopulmonary Death	730 (570 – 890)
Hospitalizations (Cardiovascular and Respiratory)	160 (20 – 290)
Emergency Room Visits for Asthma	370 (240 – 510)

*Values in parenthesis indicate 95% confidence interval.

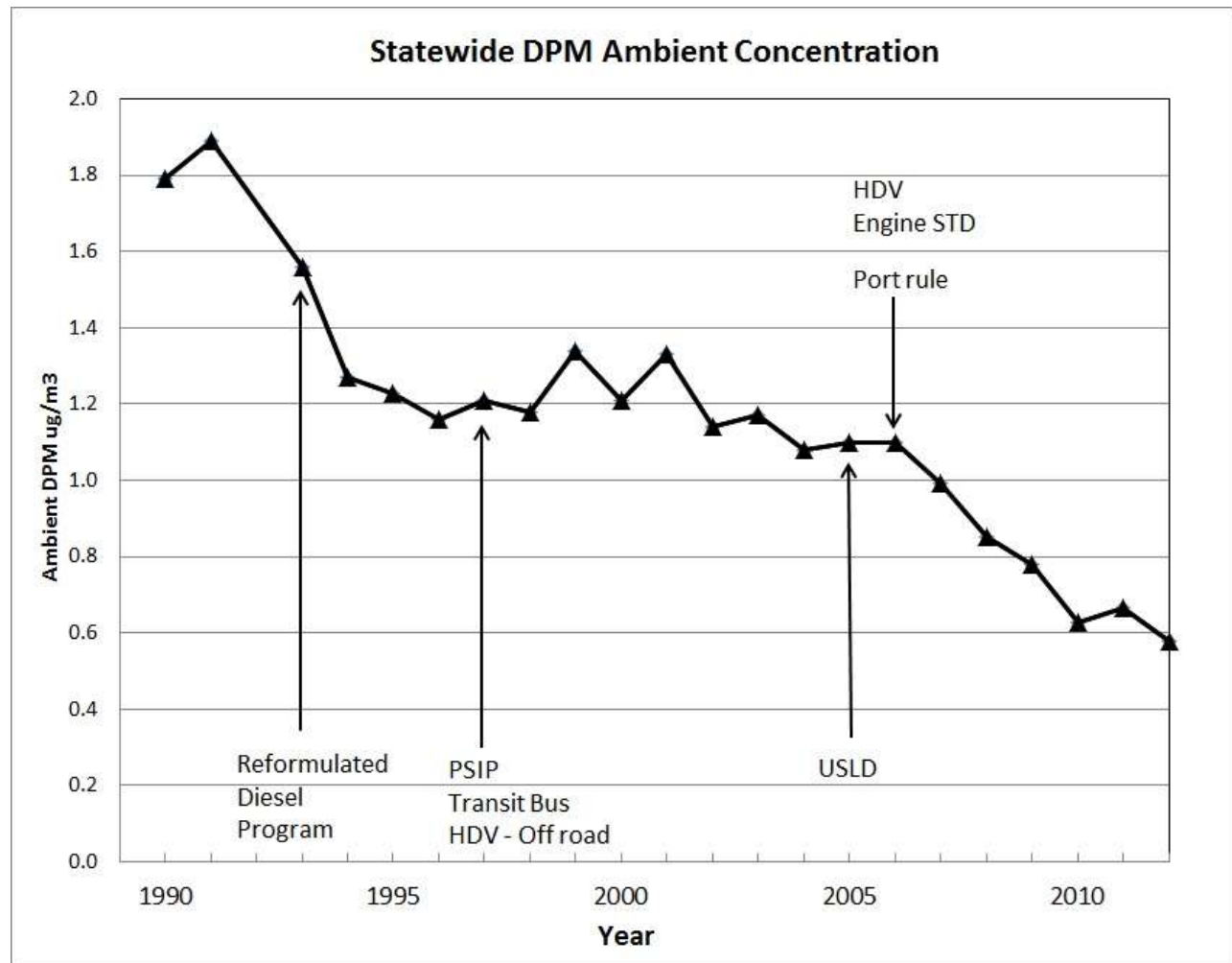
More Information



Trends in Outdoor Levels of DPM

The figure below shows the trend in ambient DPM. CARB regulations** of diesel engines and fuels have had a dramatic effect on DPM concentrations. Since 1990, DPM levels have decreased by 68%. The figure also shows which regulations have had the greatest impact on DPM.

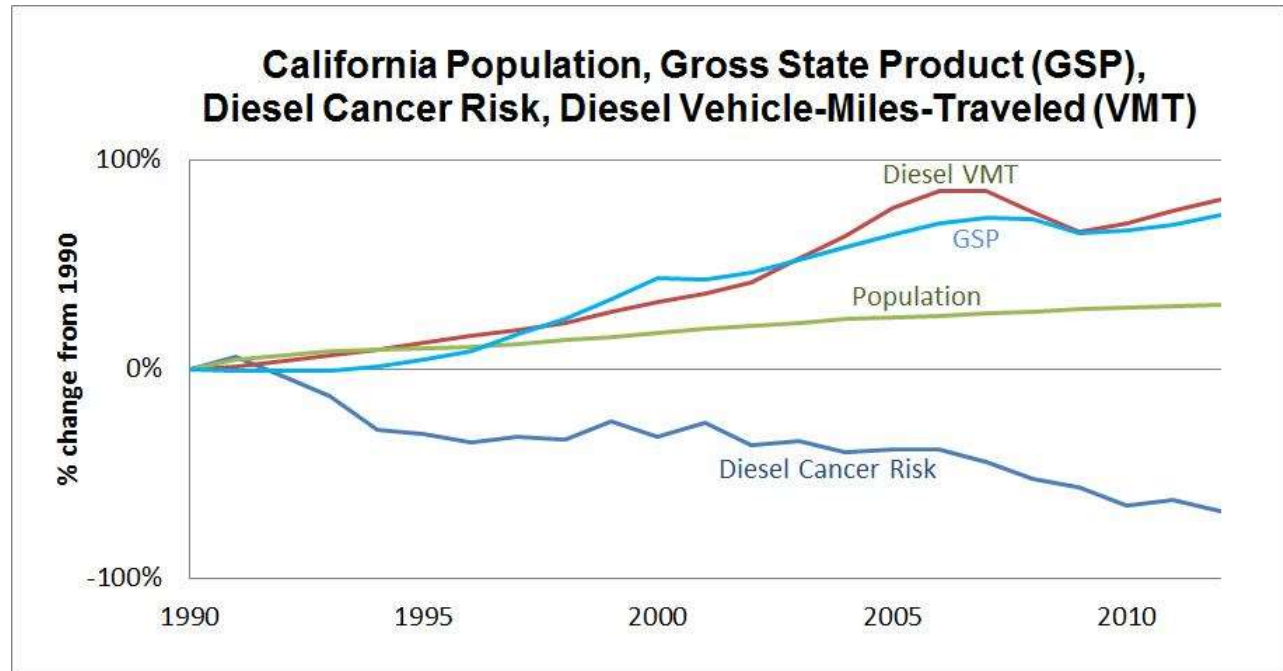
DPM levels are expected to continue declining as additional controls are adopted, and the number of new technology diesel vehicles increases.



**Abbreviations of CARB regulations used in table: HDV Engine STD = Heavy-duty diesel truck engine standard; HDV - Off road = Heavy-duty off-road diesel engines; Port rule = Port (drayage) trucks; PSIP = Periodic self-inspection program; Transit bus = Urban transit buses; USLD = Clean diesel fuel



The figure below shows that despite the increased number of vehicle miles traveled by diesel vehicles (VMT, red line), and despite increases in statewide population (green line) and gross state product (GSP, a measure of growth in the state's economy, light blue line), CARB's regulatory programs still led to a decline in statewide cancer risk (dark blue line).



Additional Information

- CARB's diesel programs
- CARB's diesel mobile vehicles and equipment activities
- CARB's freight transport, ports and rail programs
- California's diesel fuel program
- Other diesel-related programs
- Selected references on diesel-related health effects

Environmental Effects of Diesel Exhaust

In addition to its health effects, diesel exhaust significantly contributes to haze that reduces visibility by obscuring outdoor views and decreasing the distance over which one can distinguish features across the landscape. Researchers have reported that in the San



Joaquin Valley and in southern California, diesel engines contribute to a reduction in visibility. This decrease in visibility is caused by scattering and absorption of sunlight by particles and gases present in diesel emissions.

DPM also plays an important role in climate change. A large proportion of DPM is composed of BC. Recent studies cited in the Intergovernmental Panel on Climate Change report estimate that emissions of BC are the second largest contributor to global warming, after carbon dioxide emissions. Warming occurs when BC particles absorb sunlight, convert it into infrared (heat) radiation, and emit that radiation to the surrounding air. A recent California-specific study showed that the darkening of snow and ice by BC deposition is a major factor in the rapid disappearance of the Sierra Nevada snow packs. Melting of the snow pack of the Sierra Nevada earlier in the spring is one of the contributing factors to the serious decline in California's water supply. As additional DPM controls are adopted, and the number of new technology diesel vehicles increases, BC emissions will continue to decline.

Conclusions

Although progress has been made over the past decade in reducing exposure to diesel exhaust, diesel exhaust still poses substantial risks to public health and the environment. Efforts to reduce DPM exposure through use of cleaner-burning diesel fuel, retrofitting engines with particle-trapping filters, introduction of new, advanced technologies that reduce particle emissions, and use of alternative fuels are approaches that are being explored and implemented. CARB anticipates that newly adopted diesel exhaust control measures will reduce population exposure even further, and that as the sustainable freight program expands, population exposure to diesel exhaust pollution will decrease even further. It is estimated that emissions of DPM in 2035 will be less than half those in 2010, further reducing statewide cancer risk and non-cancer health effects.

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Air Toxics Hot Spots Program

Risk Assessment Guidelines

Guidance Manual for
Preparation of Health Risk
Assessments

February 2015



Air, Community, and Environmental Research Branch
Office of Environmental Health Hazard Assessment
California Environmental Protection Agency

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February 2015

**Air Toxics Hot Spots Program
Risk Assessment Guidelines**

**The Air Toxics Hot Spots Program Guidance Manual
for Preparation of Health Risk Assessments**

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Preface

The draft of the *Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments* (Guidance Manual) is a description of the algorithms, recommended exposure variates, cancer and noncancer health values, and the air modeling protocols needed to perform a health risk assessment (HRA) under the Air Toxics Hot Spots Information and Assessment Act of 1987 (Health and Safety Code Section 44300 et seq., see Appendix B). The Children's Environmental Health Protection Act of 1999 (Health and Safety Code Section 39606, also contained in Appendix B), which requires explicit consideration of infants and children in assessing risks from air toxics, necessitated revisions of the methods for both noncancer and cancer risk assessment, and of the exposure variates. This draft version of the Guidance Manual updates the previous version (OEHHA, 2003), and reflects advances in the field of risk assessment along with explicit consideration of infants and children.

The information presented in the draft manual is compiled from three technical support documents (TSDs) released by the Office of Environmental Health Hazard Assessment (OEHHA) for the Hot Spots Program. The three TSDs (which are also revised versions, replacing the original four Hot Spots TSDs adopted between 1999 and 2003) underwent public comment and peer review and were adopted for use in the Air Toxics Hot Spots program by the Director of OEHHA. The Technical Support Document for the Derivation of Noncancer Reference Exposure Levels (June, 2008) addressed the methodology for deriving acute, chronic and eight hour Reference Exposure Levels. The Technical Support Document for Cancer Potency Factors (May 2009) addresses the methodology for deriving cancer potency factors and adjusting cancer potency to account for the increased sensitivity of early-in-life exposure to carcinogens. The Technical Support Document for Exposure Assessment and Stochastic Analysis (June 2012) presents the exposure model for the Hot Spots program and reviews the available literature on exposure and relevant fate and transport variates. All three TSDs are available on OEHHA's web site at: http://www.oehha.ca.gov/air/hot_spots/index.html. Excerpts of these three TSDs are presented in this document. There is relatively little new information in the Guidance Manual since the adoption of the TSDs.

The draft Guidance Manual was released for public review. Public comments were received and changes were made in response to some comments. Responses were developed to all public comments. Both the Guidance Manual and OEHHA's response to comments were then reviewed by the State's Scientific Review Panel on Toxic Air Contaminants (SRP), who previously reviewed the three TSDs upon which this guidance is based. Following review by the SRP, OEHHA finalized this Guidance Manual. This Guidance Manual supersedes the risk assessment methods presented in the *Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments* (OEHHA, 2003), which in turn replaced earlier guidance provided by the California Air Pollution Control Officer's Association (CAPCOA, 1993). This manual updates health effects values, exposure pathway variates (e.g., breathing rates), and

continues to use a tiered approach for performing HRAs based on current science and policy assessment. The Technical Support Document for Cancer Potency Factors (OEHHA, 2009) recommends a tenfold early-in-life potency factor adjustment for the third trimester and ages zero to less than two, and a threefold adjustment factor for ages two to less than sixteen. In addition, we recommend evaluating residency periods of nine, thirty and seventy years. This means that exposure variates are needed for the third trimester, ages zero to less than two, ages two to less than nine, ages two to less than 16, ages 16 to less than 30, and ages 16 to 70.

The tiered approach presented in this draft manual provides a risk assessor with flexibility and allows consideration of site-specific differences. Furthermore, risk assessors can tailor the level of effort and refinement of an HRA by using the point-estimate exposure variates or the stochastic treatment of distributions of exposure variates. The four-tiered approach to risk assessment primarily applies to residential cancer risk assessment. Compared to the OEHHA 2003 document, the exposure pathways in the Guidance Manual remain the same. The exposure and risk algorithms are similar, but they have been revised to accept new data or variables that are used in the tiered risk assessment approach.

The draft manual also contains example calculations and an outline for a modeling protocol and an HRA report. A software program, the Hot Spots Analysis and Reporting Program (HARP), has been developed by the Air Resources Board in consultation with OEHHA and Air Pollution Control/Air Quality Management District representatives. The HARP software, which is being updated with the new exposure variates and health values, is the recommended model for calculating and presenting HRA results for the Hot Spots Program. Information on obtaining the HARP software can be found on the ARB's web site at www.arb.ca.gov under the Hot Spots Program.

The intent of the Guidance Manual and the HARP software is to incorporate children's health concerns, update risk assessment practices, and to provide consistent risk assessment procedures. The use of consistent risk assessment methods and report presentation has many benefits, such as expediting the preparation and review of HRAs, minimizing revision and resubmission of HRAs, allowing a format for facility comparisons, and cost-effective implementation of HRAs and the Hot Spots Program. Risk assessments prepared with this Guidance Manual may be used for permitting new or modified stationary sources, or public notification, and risk reduction requirements of the Hot Spots Program. The use of uniform procedures allows comparison of risks from different facilities and enables identification of facilities that are problematic from a public health perspective. OEHHA reviews the HRAs to insure they are adequate for decision making, but does not play a role in permitting decisions that may result from the HRAs. OEHHA will provide advice to the Districts when requested on any of the risk assessment methods or health values they have used.

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CAPCOA, 1993. CAPCOA Air Toxics Hot Spots Program Revised 1992 Risk Assessment Guidelines. California Air Pollution Control Officers Association, October 1993.

OEHHA, 2003. Air Toxics Hot Spots Risk Assessment Guidelines: The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments.

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1 - Introduction

1.1 Development of Guidelines

The Air Toxics Hot Spots Information and Assessment Act is designed to provide information to state and local agencies and to the general public on the extent of airborne emissions from stationary sources and the potential public health impacts of those emissions. The Hot Spots Act requires that the Office of Environmental Health Hazard Assessment (OEHHA) develop risk assessment guidelines for the Hot Spots program (Health and Safety Code (HSC) Section 44360(b)(2)) (see Appendix B for the text of the HSC). In addition, the Hot Spots Act specifically requires OEHHA to develop a “likelihood of risks” approach to health risk assessment. In response, OEHHA developed a tiered approach to risk assessment where a point estimate approach is first employed. If a more detailed analysis is needed, OEHHA has developed a stochastic, or probabilistic, approach using exposure factor distributions that can be applied in a stochastic estimate of the exposure. A detailed presentation of the tiered approach, risk assessment algorithms, selected exposure variates (e.g., breathing rate), and distributions with a literature review is presented in the *Air Toxics Hot Spots Program Risk Assessment Guidelines; Technical Support Document for Exposure Assessment and Stochastic Analysis* (OEHHA, 2012). A summary of this information can be found in Chapter 5 of this document.

The Technical Support Document for the Derivation of Noncancer Reference Exposure Levels (OEHHA, 2008) addresses dose response relationships for noncancer health effects and the methodology for deriving acute, chronic and 8-hour Reference Exposure Levels (RELs). Currently there are 53 acute RELs, 82 chronic RELs, and 10 eight-hour RELs. Review and revision of RELs to take into account new information and sensitive subpopulations including infants and children is an ongoing process. All draft RELs for individual chemicals revised under the current noncancer methodology will undergo public comment and peer review, as mandated by the Hot Spots Act. The Technical Support Document for Cancer Potency Factors (OEHHA, 2009) addresses the methodology for deriving cancer potency factors and adjusting cancer potency to account for the increased sensitivity to early-in-life exposure to carcinogens. This document contains inhalation cancer potency factors and oral cancer potency factors for 142 toxicants and toxicant compound classes developed by OEHHA or developed by other authoritative bodies and endorsed by OEHHA. The OEHHA website (www.oehha.ca.gov) should be consulted for the most current adopted chronic, acute and 8-hour RELs and cancer potency factors. In addition, for a small subset of these substances that are subject to airborne deposition and hence human oral and dermal exposure, oral chronic RELs and oral cancer potency factors have been developed by OEHHA. A summary of cancer and noncancer health effects values can be found in Appendix L and Chapters 6 and 7 of the Guidance Manual. All three Technical Support Documents have undergone public and peer review and have been approved by the state’s Scientific Review Panel on Toxic Air Contaminants and adopted by OEHHA. The Guidance Manual is undergoing the same public and peer review process.

The Guidance Manual contains a description of the algorithms, recommended exposure variates, and cancer and noncancer health values, and modeling protocols needed to perform a Hot Spots risk assessment under the Hot Spots Act (see Appendix B). The information for the Guidance Manual is taken from the three TSDs. The Guidance Manual supersedes the risk assessment methods presented in the Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments (OEHHA, 2003).

The Guidance Manual is intended to address health risks from airborne contaminants released by stationary sources. Some of the methodology used is common to other regulatory risk assessment applications, particularly for California programs. However, if the reader needs to prepare a Health Risk Assessment (HRA) under another program, the HRA may need additional analyses. Therefore, appropriate California and federal agencies should be contacted. For example, if a facility must comply with HRA requirements under the Resource Conservation and Recovery Act (RCRA) or the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), the California Department of Toxic Substances Control (DTSC) must be contacted to determine if an HRA written to comply with AB 2588 will also satisfy RCRA/CERCLA requirements.

1.2 Use of the Guidance Manual

The intent in developing this Guidance Manual is to provide HRA procedures for use in the Air Toxics Hot Spots Program or for the permitting of existing, new, or modified stationary sources. The Air Resources Board (ARB) website (www.arb.ca.gov) provides more information on the Hot Spots Program and risk management guidelines, including recommendations for permitting existing, new, or modified stationary sources. The use of consistent risk assessment procedures and report presentation allows comparison of one facility to another, expedites the review of HRAs by reviewing agencies, and minimizes revision and resubmission of HRAs.

OEHHA recognizes that no one risk assessment procedure or set of exposure variates could perfectly address the many types of stationary facilities in diverse locations in California. Therefore a tiered risk assessment approach was developed to provide flexibility and allow consideration of site-specific differences. The tiered approach to risk assessment is discussed in detail in Chapter 8 of this Guidance.

These guidelines should be used in conjunction with the emission data collected and reported pursuant to requirements of the ARB's *Emission Inventory Criteria and Guidelines Regulations (Title 17, California Code of Regulations, Sections 93300-93300.5)*, and the *Emission Inventory Criteria and Guidelines Report for the Air Toxics "Hot Spots" Program* (EICG Report), which is incorporated by reference therein (see ARB's web site: <http://www.arb.ca.gov/ab2588/2588guid.htm> for the most current version, which was approved on August 27, 2007). This regulation outlines requirements for the collection of emission data, based on an inventory plan, which must be approved by the Air Pollution Control or Air Quality Management District (District). The emissions reported under this program are routine or predictable and include continuous

and intermittent releases and predictable process upsets or leaks. Emissions for unpredictable releases (e.g., accidental catastrophic releases) are not reported under this program.

For landfill sites, these guidelines should be applied to the results of the landfill testing required under Health and Safety Code Section 41805.5 as well as to any emissions reported under the emission inventory requirements of the Air Toxics Hot Spots Act (e.g., from flares or other on-site equipment). Districts should be consulted to determine the specific landfill testing data to be used.

1.3 Who is Required to Conduct a Risk Assessment

The Hot Spots Act requires that each local Air Pollution Control District or Air Quality Management District (hereinafter referred to as District) determine which facilities will prepare an HRA. As defined under the Hot Spots Act, an HRA includes a comprehensive analysis of the dispersion of hazardous substances in the environment, their potential for human exposure, and a quantitative assessment of both individual and population-wide health risks associated with those levels of exposure.

Districts are to determine which facilities will prepare an HRA based on a prioritization process outlined in the law. The process by which Districts identify priority facilities for risk assessment involves consideration of potency, toxicity, quantity of emissions, and proximity to sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. The District may also consider other factors that may contribute to an increased potential for significant risk to human receptors. As part of this process Districts categorize facilities as high, intermediate, or low priority. The District prioritization process is described in the *CAPCOA Air Toxics Hot Spots Program Facility Prioritization Guidelines, July 1990* (CAPCOA, 1990), although some Districts may have adopted their own method for prioritizing facilities for the purposes of AB2588, permitting, etc. Consult the District for updates to the Prioritization Guidelines. See the Hot Spots Program on ARB's web site at www.arb.ca.gov for more information on facility prioritization procedures.

Facilities designated by a District as "high priority" are required to submit an HRA to the District within 150 days of designation. Districts may grant a 30-day extension. However, a District may require any facility to prepare and submit an HRA according to the District priorities established for purposes of the Hot Spots Act.

1.4 The Hot Spots Analysis and Reporting Program (HARP) Software

The ARB and the Districts have identified a critical need for software to assist with the programmatic aspects of the Hot Spots Program. HARP is computer software used by the ARB, OEHHA, Districts, and facility operators to promote statewide consistency, efficiency, and cost-effective implementation of HRAs and the Hot Spots Program. The HARP software package includes: 1) an Emissions Inventory Database Module, 2) an Air Dispersion Modeling Module, and 3) a Risk Analysis Module. The user-friendly Windows-based package provides for:

1. Electronic implementation of the risk assessment methods presented in the OEHHA guidelines (Guidance Manual);
2. Electronic data transfer from facilities and Districts;
3. The production of reports;
4. Facility prioritization;
5. Air dispersion modeling (AERMOD) of multiple emission releases or facilities for cumulative impact evaluations;
6. A summary report of acute, 8-hour, and chronic health hazard quotients or indices, and cancer risk at the point of maximum impact (PMI), maximally exposed individual resident (MEIR), maximally exposed individual worker (MEIW) and other receptors to be evaluated as needed;
7. Mapping displays of facility property boundaries, risk isopleths, and elevation contours;
8. The ability to display combined risk contours from multiple emission sources;
9. Output of data for use in other “off-the-shelf” Geographic Information Systems (GIS) programs for additional types of analysis; and
10. Census data for determining population-related health impacts showing the number of people exposed at various cancer risk levels and cancer burden.

1.5 Risk Assessment Review Process

The Hot Spots Act risk assessments are reviewed by the local District and by OEHHA. The Districts focus their review on the emissions data and the air dispersion modeling. OEHHA provides comments on the HRA’s general concordance with the Guidelines Manual and the completeness of the reported health risks. The District, taking into account the comments of OEHHA, approves the HRA or returns it to the facility for revision and resubmission. If the HRA is not revised and resubmitted by the facility within 60 days, the District may modify the HRA and approve it as modified. Based on the approved HRA, the District determines if there is a significant health risk associated with emissions from the facility. If the District determines that facility emissions pose a significant health risk, the facility operator provides notice to all exposed individuals regarding the results of the HRA and may be required to take steps to reduce emissions by implementing a risk reduction audit and plan. Notification is to be made according to

procedures specified by the District. Each District determines its own levels of significance for cancer and noncancer health effects for notification and risk reduction. See the Hot Spots Program on ARB's web site at www.arb.ca.gov for more information on significance levels selected by each District.

1.6 Uncertainty in Risk Assessment

OEHHA has striven to use the best science available in developing these risk assessment guidelines. However, there is a great deal of uncertainty associated with the process of risk assessment. The uncertainty arises from lack of data in many areas necessitating the use of assumptions. The assumptions used in these guidelines are designed to err on the side of health protection in order to avoid underestimation of risk to the public. Sources of uncertainty, which may overestimate or underestimate risk, include: 1) extrapolation of toxicity data in animals to humans, 2) uncertainty in the estimation of emissions, 3) uncertainty in the air dispersion models, and 4) uncertainty in the exposure estimates. In addition to uncertainty, there is a natural range or variability in measured parameters defining the exposure scenario. Scientific studies with representative sampling and large enough sample sizes can characterize this variability. In the specific context of a Hot Spots risk assessment, the source of variability with the greatest quantitative impact is variation among the human population in such properties as height, weight, food consumption, breathing rates, and susceptibility to chemical toxicants. OEHHA captures at least some of the variability in exposure by developing data driven distributions of intake rates, where feasible, in the TSD for Exposure Assessment (OEHHA, 2012).

Interactive effects of exposure to more than one carcinogen or toxicant are addressed in the risk assessment with default assumptions of additivity. Cancer risks from all carcinogens addressed in the HRA are added. Similarly, non-cancer hazard quotients for substances impacting the same target organ/system are added to determine the hazard index (HI). Although such effects of multiple chemicals are assumed to be additive by default, several examples of synergism (interactive effects greater than additive) are known. For substances that act synergistically, the HRA could underestimate the risks. Some substances may have antagonistic effects (lessen the toxic effects produced by another substance). For substances that act antagonistically, the HRA could overestimate the risks.

Other sources of uncertainty, which may underestimate or overestimate risk, can be found in exposure estimates where little or no data are available (e.g., soil half-life and dermal penetration of some substances from a soil matrix).

The differences among species and within human populations usually cannot be easily quantified and incorporated into risk assessments. Factors including metabolism, target site sensitivity, diet, immunological responses, and genetics may influence the response to toxicants. The human population is much more diverse both genetically and culturally (e.g., lifestyle, diet) than inbred experimental animals. The intraspecies variability among humans is expected to be much greater than in laboratory animals.

In most cases, cancer potency values have been estimated only for the single most affected tumor site. This represents a source of uncertainty in the cancer risk assessment. Adjustment for tumors at multiple sites induced by some carcinogens may result in a higher potency. Some recent assessments of carcinogens include such adjustments. Other uncertainties arise 1) in the assumptions underlying the dose-response model used, and 2) in extrapolating from large experimental doses, where other toxic effects may compromise the assessment of carcinogenic potential, to usually much smaller environmental doses.

When occupational epidemiological data are used to generate a carcinogenic potency or a health protective level for a non-carcinogen, less uncertainty is involved in the extrapolation from workplace exposures to environmental exposures. When using human data, no interspecies extrapolation is necessary eliminating a significant source of uncertainty. However, children are a subpopulation with hematological, nervous, endocrine, and immune systems that are still developing and may be more sensitive to the effects of toxicants. The worker population and risk estimates based on occupational epidemiological data are more uncertain for children than adults. Current risk assessment guidelines include procedures designed to address the possibly greater sensitivity of infants and children, but there are only a few compounds for which these effects have actually been measured experimentally. In most cases, the adjustment relies on default assumptions which may either underestimate or overestimate the true risks faced by infants and children exposed to toxic substances or carcinogens.

Risk estimates generated by an HRA should not be interpreted as the expected rates of disease in the exposed population but rather as estimates of potential for disease, based on current knowledge and a number of assumptions.

In the Hot Spots program, cancer risk is often expressed as the maximum number of new cases of cancer projected to occur in a population of one million people due to exposure to the cancer-causing substance over a 30-year residential period. However, there is uncertainty associated with the cancer risk estimate. An individual's risk of contracting cancer from exposure to facility emissions may be less or more than the risk calculated in the risk assessment. An individual's risk not only depends on the individual's exposure to a specific chemical but also on his or her genetic background, health, diet, lifestyle choices and other environmental and workplace exposures. OEHHA uses health-protective exposure assumptions to avoid underestimating risk. For example, the risk estimate for airborne exposure to chemical emissions uses the health-protective assumption that the individual has a high breathing rate and exposure began early in life when cancer risk is highest.

A Reference Exposure Level (REL) is the concentration level at or below which no adverse non-cancer health effects are anticipated for the specified exposure duration. RELs are based on the most sensitive, relevant, adverse health effect reported in the medical and toxicological literature. RELs are designed to protect the most sensitive individuals in the population by the inclusion of factors that account for uncertainties as well as individual differences in human susceptibility to chemical exposures. The factors used in the calculation of RELs are meant to err on the side of public health

protection in order to avoid underestimation of non-cancer hazards. Exceeding the REL does not automatically indicate an adverse health impact. However, increasing concentrations above the REL value increases the likelihood that the health effect will occur.

Risk assessments under the Hot Spots program are often used to compare one source with another and to prioritize concerns. Consistent approaches to risk assessment are necessary to fulfill this function.

1.7 Tiered Approach to Risk Assessment

OEHHA developed a tiered approach to accommodate consideration of site-specific data that may be more appropriate for a given facility than the default variate. The first tier is the simplest point estimate approach to estimating exposure to facility emissions. Tier 1 is the first step in conducting a comprehensive risk assessment using algorithms and point estimates of input values described in the *Technical Support Document for Exposure Assessment and Stochastic Analysis*. (OEHHA, 2012) Each facility conducts a Tier 1 risk assessment to promote consistency across the state in facility risk assessments and facilitate comparisons across facilities. To be health-protective, high-end estimates for the key intake exposure variates are used for the dominant exposure pathways.

Tier 2 allows use of site-specific point estimates of exposure variates as long as these estimates can be justified. For example, if there are data indicating that consumption of fish from an impacted body of water is lower than the OEHHA-recommended fish consumption rate, then the facility can use that data to generate a point estimate for sport-fish consumption from that body of water. The risk assessor must supply the data and methods used for the site-specific estimates, and the site-specific estimates must be reproducible and approved by both the District and OEHHA.

Tier 3 risk assessment involves stochastic analysis of exposure using data-based distributions for the key exposure variates compiled in the OEHHA (2012) *Technical Support Document*. Since a stochastic approach to risk assessment provides more information about the range of risk estimates based on the range of exposures, Tier 3 can serve as a useful supplement to the Tier 1 and 2 approaches. Variance propagation methods (e.g., Monte Carlo analysis) are used to derive a range of cancer risk estimates reflecting the known variability in the inputs. Finally, a Tier 4 approach would use distributions of exposure variates that may be more appropriate for a site, such as the distribution of fish consumption rates for a specific body of water impacted by a facility. As in a Tier 2 approach, the risk assessment must supply the data and methods used for the site-specific distributions for exposure variates, and the site-specific estimates must be justified to and reproducible by the Districts and OEHHA.

1.8 References

CAPCOA, 1990. *CAPCOA Air Toxics Hot Spots Program Facility Prioritization Guidelines*. California Air Pollution Control Officers Association, July 1990.

OEHHA, 2003. Air Toxics Hot Spots Risk Assessment Guidelines: The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments.

OEHHA, 2008. Air Toxics Hot Spots Risk Assessment Guidelines Technical Support Document for the Derivation of Noncancer Reference Exposure Levels. Available online at: <http://www.oehha.ca.gov>

OEHHA, 2009. Technical Support Document for Cancer Potency Factors: Methodologies for derivation, listing of available values, and adjustments to allow for early life stage exposures. May 2009. Available online at: <http://www.oehha.ca.gov>

OEHHA, 2012. Air Toxics Hot Spots Program Risk Assessment Guidelines; Technical Support Document for Exposure Assessment and Stochastic Analysis. Available online at <http://www.oehha.ca.gov>

2 - Overview of Health Risk Assessment

2.1 The Model for Risk Assessment

The standard approach currently used for health risk assessment (HRA) was originally proposed by the National Academy of Sciences in the 1983 book: *Risk Assessment in the Federal Government: Managing the Process* (NAS, 1983) and was updated in the Academy's 1994 book: *Science and Judgment in Risk Assessment* (NAS, 1994). In 2009 the National Academy published *Science and Decisions: Advancing Risk Assessment* (NAS, 2009), in which a number of recommendations are made on improving the risk assessment process and expanding it to include community concerns and cumulative risks. The four steps involved in the risk assessment process are 1) hazard identification, 2) exposure assessment, 3) dose-response assessment, and 4) risk characterization. These four steps are briefly discussed below.

2.2 Hazard Identification

For air toxics sources, hazard identification involves the pollutant(s) of concern emitted by a facility, and the types of adverse health effects associated with exposure to the chemical(s), including whether a pollutant is a potential human carcinogen or is associated with other types of adverse health effects. For the Air Toxics Hot Spots Program (Hot Spots), the emitted substances that are addressed in a risk assessment are found in the list of substances designated in the ARB's *Emission Inventory Criteria and Guidelines Regulations (Title 17, California Code of Regulations, Sections 93300-93300.5)*, and the *Emission Inventory Criteria and Guidelines Report* (EICG Report), which is incorporated by reference therein (ARB, 2007). This list of substances is contained in Appendix A of this document and the EICG Report. The list of substances also identifies those substances that are considered human carcinogens or potential human carcinogens.

2.3 Exposure Assessment

The purpose of the exposure assessment is to estimate the extent of public exposure to emitted substances. For the Hot spots program, in practice this means estimating exposures for those emitted substances for which potential cancer risk or noncancer health hazards for acute, repeated 8-hour, and chronic exposures will be evaluated. This involves emission quantification, modeling of environmental transport, evaluation of environmental fate, identification of exposure routes, identification of exposed populations, and estimation of short-term (e.g., 1-hour maximum), 8-hour average, and long-term (annual) exposure levels. These activities are described in Chapters 4 and 5. Chapter 5 also discusses the tiered approach to risk assessment.

The ARB's Emission Inventory Criteria and Guidelines (EICG) Report provides assistance in determining those substances that must be evaluated in an HRA and the reporting requirements of facilities, while the Hot Spots Analysis and Reporting Program (HARP) software can be used to model ground level concentrations at specific off-site

locations resulting from facility emissions. The United States Environmental Protection Agency (U.S. EPA) has adopted the AERMOD air dispersion model into its list of regulatory approved models, in place of the previously used ISCST3 model. AERMOD is a steady-state plume model that incorporates air dispersion based on planetary boundary layer turbulence structure and scaling concepts, including treatment of both surface and elevated sources, and both simple and complex terrain (U.S. EPA, 2009). The Air Resources Board recommends AERMOD for Hot Spots risk assessments. The AERMOD air modeling software will be incorporated into the HARP software, which allows the user to input all dispersion parameters directly into the program to generate air dispersion data. Alternatively, the air dispersion data may be generated separately from HARP using other air dispersion models, and then imported into HARP to generate risk estimates. Data imported into HARP must already be in the format required by HARP. HARP has the flexibility to generate a summary of the risk data necessary for an HRA by either of the above approaches.

Most of the toxicants assessed under the Hot Spots program are volatile organic compounds that remain as gases when emitted into the air. These chemicals are not subject to appreciable deposition to soil, surface waters, or plants. Therefore, human exposure via ingestion or dermal exposure, at least at concentrations typically encountered in the ambient air, is not considered for volatile organic compounds in the Hot Spots risk assessments. While some models indicate potential for dermal exposure to certain volatile organic compounds, at this time, the Hot spots program does not consider this pathway. Significant exposure to volatile organic toxicants emitted into the air occurs through the inhalation pathway, and this pathway is the primary consideration in the Hot Spots risk assessments. A small subset of Hot Spots substances consists of semi-volatile organic and metal toxicants emitted partially or totally as particles subject to deposition. Ingestion and dermal pathways as well as the inhalation pathway must be evaluated for these chemicals. A few of these semi-volatile organic and metal toxicants must also include the breast milk ingestion pathway. Additional ingestion pathways may also need to be evaluated depending on the pathways of exposure for the specific receptor of interest. Table 5.1 in Chapter 5, Table 6.4 in Chapter 6, and Table 7.1 in Chapter 7 list the substances that must be evaluated for multipathway impacts. HARP is designed to assess potential health impacts posed by substances that must be analyzed by a multipathway approach.

2.4 Dose-Response Assessment

Dose-response assessment is the process of characterizing the relationship between exposure to an agent and incidence of an adverse health effect in exposed populations. In quantitative carcinogenic risk assessment, the dose-response relationship is expressed in terms of a potency slope that is used to calculate the probability or risk of cancer associated with an estimated exposure. Cancer potency factors are expressed as the 95th percent upper confidence limit of the slope of the dose response curve estimated assuming continuous lifetime exposure to a substance. Typically, potency factors are expressed as units of inverse dose (e.g., (mg/kg BW/day)⁻¹) or inverse concentration (e.g., (µg/m³)⁻¹). It is assumed in cancer risk assessments that risk is directly proportional to dose and that there is no threshold for carcinogenesis.

The Office of Environmental Health Hazard Assessment (OEHHA) has compiled cancer potency factors, which should be used in risk assessments for the Hot Spots program, in Table 7.1. Cancer potency factors listed in Table 7.1 were derived either by the U.S. EPA or by OEHHA, underwent public and peer-review, and were adopted for use in the program. Chapter 8 describes procedures for use of potency values in estimating excess cancer risk. For a detailed description of cancer potency factors, refer to the *Technical Support Document for Cancer Potency Factors* (OEHHA, 2009).

For noncarcinogenic effects, dose-response data developed from animal or human studies are used to develop acute, 8-hour, and chronic noncancer Reference Exposure Levels (RELs). The acute, 8-hour and chronic RELs are defined as the concentration at which no adverse noncancer health effects are anticipated even in sensitive members of the general population, with infrequent one hour exposures, repeated 8-hour exposures over a significant fraction of a lifetime, or continuous exposure over a significant fraction of a lifetime, respectively. The most sensitive health effect is chosen to develop the REL if the chemical affects multiple organ systems. Unlike cancer health effects, noncancer health effects are generally assumed to have thresholds for adverse effects. In other words, injury from a pollutant will not occur until exposure to that pollutant has reached or exceeded a certain concentration (i.e., threshold) and/or dose. The acute, 8-hour, and chronic RELs are air concentrations intended to be below the threshold for health effects for the general population.

The actual threshold for health effects in the general population is generally not known with any precision. Uncertainty factors are applied to the Lowest Observed Adverse Effects Level (LOAEL) or No Observed Adverse Effects Level (NOAEL) or Benchmark Concentration values from animal or human studies to help ensure that the chronic, 8-hour and acute REL values are below the threshold for human health for nearly all individuals. This guidance manual provides the acute, 8-hour, and chronic Reference Exposure Levels in Tables 6.1 through 6.3. Some substances that pose a chronic or repeated 8-hour inhalation hazard may also present a chronic hazard via non-inhalation routes of exposure (e.g., ingestion of contaminated water, foods, or soils, and dermal absorption). The oral RELs for these substances are presented in Table 6.4. The methodology and derivations for acute, 8-hour, and chronic, RELs are described in the *Technical Support Document for the Derivation of Noncancer Reference Exposure Levels* (OEHHA, 2008).

2.5 Risk Characterization

This is the final step of risk assessment. In this step, modeled concentrations and exposure information, which are determined through exposure assessment, are combined with potency factors and RELs that are developed through dose-response assessment. The use of cancer potency factors to assess total cancer risk and the use of the hazard index approach for evaluating the potential for noncarcinogenic health effects are described in Chapter 8. Example calculations for determining (inhalation) cancer risk and noncancer acute, 8-hour, and chronic hazard quotients and hazard indices are presented in Appendix I. Chapter 9 provides an outline that specifies the content and recommended format of HRA results.

Under the Hot Spots Act, health risk assessments are to quantify both individual and population-wide health impacts (Health and Safety Code, Section 44306) (Appendix B). The health risk assessments are facility specific and the calculated risk should be combined for all pollutants emitted by a single facility. For example, cancer risk from multiple carcinogens is considered additive. For exposures to multiple non-carcinogen pollutants, a hazard index approach is applied for air contaminants affecting the same organ system. All substances emitted by the facility that are on the Hot Spots Act list of substances must be identified in the HRA, including those on the list that do not have a potency value or REL.

For assessing risk, OEHHA has developed two methods for determining dose via inhalation, dermal absorption, and ingestion pathways. These two methods, the point estimate approach and the stochastic exposure assessment approach, are described below and in Chapters 5 and 8. Detailed presentations of these methods can be found in: *Technical Support Document for Exposure Assessment and Stochastic Analysis* (OEHHA, 2012).

2.5.1 Point Estimate Approach

OEHHA provides information in this document on average and high-end values for key exposure pathways (e.g., breathing rate for the inhalation exposure pathway). The average and high-end of point estimates in this document are defined in terms of the probability distribution of values for that variate. The mean represents the average values for point estimates and the 95th percentiles represent the high-end point estimates from the distributions identified in OEHHA (2012). Thus, within the limitations of the data, average and high-end point estimates are supported by the distribution.

Tier 1 of the tiered approach to risk assessment, which is briefly discussed in Section 2.5.3 and presented in more detail in Chapter 8, utilizes a combination of the average and high-end point estimates to more realistically estimate exposure in multipathway risk assessments. This method uses high-end exposure estimates for the pathways that are the main drivers of exposure and the average point estimate for the other non-driving exposure pathways. This approach will lessen the issue of compounding high-end exposure estimates, while retaining a health-protective approach for the more important exposure pathways. It is unlikely that an individual receptor would be on the high-end of exposure for all exposure pathways. See Chapter 8 for detailed discussions of how this multipathway methodology is applied to cancer and noncancer calculations. The HARP software can perform this analysis (referred to as the derived approach in the HARP software).

In addition to using an estimate of average and high-end consumption rates, cancer risk evaluations at individual receptors are presented for 9, 30, and 70-year exposure durations. The 9 and 30-year durations correspond to the average and high-end of residency time recommended by U.S. EPA (1997). The California data presented in Appendix L of the Exposure TSD (OEHHA, 2012) are generally supportive of the nationwide data. The 9 and 70-year exposure durations present potential impacts over the range of residency periods, while the 30-year exposure duration is recommended

for use as the basis for estimating cancer risk at the MEIR in all HRAs. Population-wide impacts should use the 70-year exposure duration.

The parameters used for all exposure durations assume exposure begins in the last trimester of pregnancy and progresses through the exposure duration of interest (e.g., 9, 30, or 70 years). These assumptions are thus protective of children. Children have higher intake rates on a per kilogram body weight basis (e.g., they breathe, drink and eat more per kg body weight than adults) and thus receive a higher dose from contaminated media. See Chapter 5 for the point estimates that can be used to estimate impacts for children. Chapters 5 and 8 discuss how to calculate cancer risk based on various exposure durations and point estimates. Appendix I contains an example calculation and Chapter 9 clarifies how to present the findings in an HRA.

2.5.2 Stochastic Exposure Assessment

OEHHA was directed under the Air Toxics “Hot Spots” program (SB 1731, Calderon, stat. 1992; Health and Safety Code Section 44360(b)(2)) to develop a “likelihood of risk” approach to risk assessment. To satisfy this requirement, OEHHA developed a stochastic approach to risk assessment that utilizes distributions for exposure variates such as breathing rate and water consumption rate rather than a single point estimate. The variability in exposure can be propagated through the risk assessment model using the distributions as input and a Monte Carlo or similar method. The result of such an analysis is a range of risks that at least partially characterizes variability in exposure.

Distributions of key exposure variates that are presented in the *Technical Support Document for Exposure Assessment and Stochastic Analysis* (OEHHA, 2012) were taken from the literature, if adequate, or developed from raw data of original studies. Intake variates such as vegetable consumption are relatively data rich; for these variates reasonable probability distributions can be constructed. However, the data necessary to characterize the variability in risk assessment variates are not always available. For example, for the fate and transport variates (e.g., fish bioaccumulation factors), there are only a few measurements for a given chemical available which precludes the adequate characterization of a probability distribution. We only developed distributions for those key exposure variates that were adequately characterized by data. Development of distributions is described in detail in the *Technical Support Document for Exposure Assessment and Stochastic Analysis* (OEHHA, 2012).

2.5.3 Tiered Approach to Risk Assessment

OEHHA recommends using a tiered approach to risk assessment. Tier 1 is a standard point estimate approach using the recommended point estimates presented in this document. If site-specific information is available to modify some point estimates developed in the *Technical Support Document for Exposure Assessment and Stochastic Analysis* (OEHHA, 2012) and is more appropriate to use than the recommended point estimates in this document, then Tier 2 allows use of that site-specific information. Site-specific information should be presented to the District before being used. The District may contact OEHHA for additional advice. Note that all non-default variates need to be adequately justified to OEHHA and the Districts to be used. In Tier 3, a stochastic approach to exposure assessment is used with the data distributions developed in the TSD (OEHHA, 2012) and presented in this document. Tier 4 is also a stochastic approach but allows for utilization of site-specific distributions, if they are justifiable (to OEHHA and the Districts) and more appropriate for the site under evaluation than those recommended in this document. Persons preparing an HRA that has a Tier 2 through Tier 4 evaluation must also include the results of a Tier 1 evaluation. Tier 1 evaluations are required for all HRAs prepared for the Hot Spots Program to promote consistency across the state for all facility risk assessments and allow comparisons across facilities. Chapter 8 provides a summary of the tiered approach and the TSD (OEHHA, 2012) discusses it in detail. Chapter 9 provides an outline that specifies the content and recommended format of HRA results.

2.6 References

ARB, 2007. *Emission Inventory Criteria and Guidelines Regulations (Title 17, California Code of Regulations, Sections 93300-93300.5), and the Emission Inventory Criteria and Guidelines Report* (EICG Report).

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3 - Hazard Identification - Air Toxics Hot Spots Emissions

3.1 The Air Toxics Hot Spots List of Substances and Emissions Inventory

For air toxics sources, hazard identification involves identifying pollutants of concern and whether these pollutants are potential human carcinogens or associated with other types of adverse health effects. For the Air Toxics Hot Spots (Hot Spots) Program, the emitted substances that are addressed in a health risk assessment (HRA) are found in the list of hazardous substances designated in the Air Resources Board's (ARB's) *Emission Inventory Criteria and Guidelines Regulations (Title 17, California Code of Regulations, Sections 93300-93300.5)*, and the *Emission Inventory Criteria and Guidelines Report (EICG Report)*, which is incorporated by reference therein (ARB, 2007). This list of substances is contained in both Appendix A of this document and the EICG Report. The list of substances also identifies those substances that are considered human carcinogens or potential human carcinogens.

The substances included on the Hot Spots Program list of substances are defined in the statute as those substances found on lists developed by the following sources:

- International Agency for Research on Cancer (IARC);
- U.S. Environmental Protection Agency (U.S. EPA);
- U.S. National Toxicology Program (NTP);
- ARB Toxic Air Contaminant Identification Program List;
- Hazard Evaluation System and Information Service (HESIS) (State of California);
- Proposition 65 (Safe Drinking Water and Toxic Enforcement Act of 1986) list of carcinogens and reproductive toxicants (State of California);
- Any additional substance recognized by the State Board as presenting a chronic or acute threat to public health when present in the ambient air.

All substances emitted by the facility that are on the Hot Spots Act list of substances must be identified in the HRA.

The ARB EICG Report (ARB, 2007) specifies that each facility subject to the Hot Spots Act must submit an Emission Inventory Report to the local air pollution control or air quality management district. This Emission Inventory Report must identify and account for all listed substances used, manufactured, formulated, or released by the facility. All routine, predictable releases must be reported. These inventory reports include the emission data necessary to estimate off-site levels of facility-released Hot Spots substances. These inventory reports will be discussed in further detail in Chapter 4. See Chapter 9 for an outline that specifies the content and recommended format for presenting the air dispersion modeling and HRA results. As presented in Appendix A, the EICG Report divides the list into three groups for reporting purposes. Potency or severity of toxic effects and potential for facility emission were considered in placing compounds into the three groups.

For the first group (listed in these guidelines in Appendix A-I), all emissions of these substances must be quantified in the HRA. For substances in the second group (listed in these guidelines in Appendix A-II), emissions are not quantified; however, facilities must report whether the substance is used, produced, or otherwise present on-site (i.e., these substances are simply listed in a table in the HRA). Lastly, substances in the third group (Appendix A-III) also only need to be reported in a table in the HRA if they are manufactured by the reporting facility.

Facilities that must comply with the Resource Conservation and Recovery Act and Comprehensive Environmental Response, Compensation and Liability Act (RCRA/CERCLA) requirements for risk assessment need to consult the California Department of Toxic Substances Control (DTSC) Remedial Project Manager to determine which substances must be evaluated in their risk assessment. Some RCRA/CERCLA facilities may emit substances which are not currently listed under the Hot Spots Program but which may require evaluation in a RCRA/CERCLA risk assessment.

3.2 References

ARB, 2007. *Emission Inventory Criteria and Guidelines Regulations (Title 17, California Code of Regulations, Sections 93300-93300.5), and the Emission Inventory Criteria and Guidelines Report (EICG Report).*

4 - Air Dispersion Modeling

The information contained in this section is primarily an abbreviated version of the material found in Chapter 2 of the Air Toxics Hot Spots Risk Assessment Guidelines; Exposure Assessment and Stochastic Analysis Technical Support Document (OEHHA, 2012). Several references have been included in this section to indicate those areas that are covered in more detail in Chapter 2 of the Technical Support Document. However, some air dispersion concepts and procedures have been added to assist the reader in the health risk assessment (HRA) process. In particular, a brief summary of the Hot Spots Analysis and Reporting Program (HARP) software applicability to air dispersion analysis has been included. The HARP software has been developed by the Air Resources Board (ARB), in consultation with OEHHA and Air Pollution Control or Air Quality Management District (District) representatives. The HARP software is the recommended model for calculating and presenting HRA results for the Air Toxics Hot Spots Program (Hot Spots). Information on obtaining the HARP software can be found under the Hot Spots Program on the ARB's web site at www.arb.ca.gov. See Chapter 9 for an outline that specifies the content and recommended format for presenting the air dispersion modeling and HRA results.

The U.S. EPA has adopted the AERMOD air dispersion model into their list of regulatory approved models, in place of the previously used ISCST3 model. AERMOD is a steady-state plume model that incorporates air dispersion based on planetary boundary layer turbulence structure and scaling concepts, including treatment of both surface and elevated sources, and both simple and complex terrain (U.S. EPA, 2009). The Air Resources Board recommends AERMOD for Hot Spots risk assessments.

4.1 Air Dispersion Modeling in Exposure Assessment: Overview

Estimates of air concentrations of emitted toxicants in the surrounding community from a facility's air emissions are needed in order to determine cancer and noncancer risks. One approach to determining the concentration of air pollutants emitted from the facility is to do air monitoring in the surrounding community. However, there are a number of disadvantages to this approach. Ambient air monitoring is costly because good estimates of an annual average concentration typically require monitoring at least one day in six over a year. Because it is costly, monitoring is usually limited to a select number of pollutants, and a limited number of sites. There can be significant risks from some chemicals at or even below the monitoring detection limit, which can add considerable uncertainty to risk estimates if many of the measurements are below or near the detection limit. Monitoring measures not only facility emissions but also general ambient background as well. It can be difficult and expensive to distinguish between the two using monitoring, particularly if general ambient background levels are high relative to the contribution of facility emissions. These limitations often make it impractical to use monitoring in a program such as the Air Toxics Hot Spots program with hundreds of facilities.

Air dispersion models have several advantages over monitoring. Modeling can provide greater spatial detail and the costs are relatively cheap by comparison. For example, dispersion models can estimate the pollutant concentration in air at many receptor locations (hundreds to thousands) and for a multitude of averaging periods. Air dispersion models have been validated using air monitoring.

There are, however, uncertainties associated with the typical usage of air dispersion modeling. The use of meteorological data from the nearest airport may not ideally be the best representation of localized conditions. Gaussian plume air dispersion models ignore calm hours. This can bias model predictions towards underestimation. Some dispersion models offer limited chemical reactions within the algorithms; however, we generally assume the pollutant is inert for the near-field atmospheric travel time. This may bias estimated concentrations towards over-prediction for those pollutants that are highly reactive in the atmosphere. Air dispersion model results are only as good as the emissions estimates and emissions estimates can be uncertain. However, on the whole, the advantages of air dispersion modeling for a program like the Air Toxics Hot Spots far outweigh the disadvantages.

Professional judgment is required throughout the dispersion modeling process. The local air quality district has final authority on modeling protocols. The following guidance is intended to assist in the understanding of dispersion modeling for risk assessments.

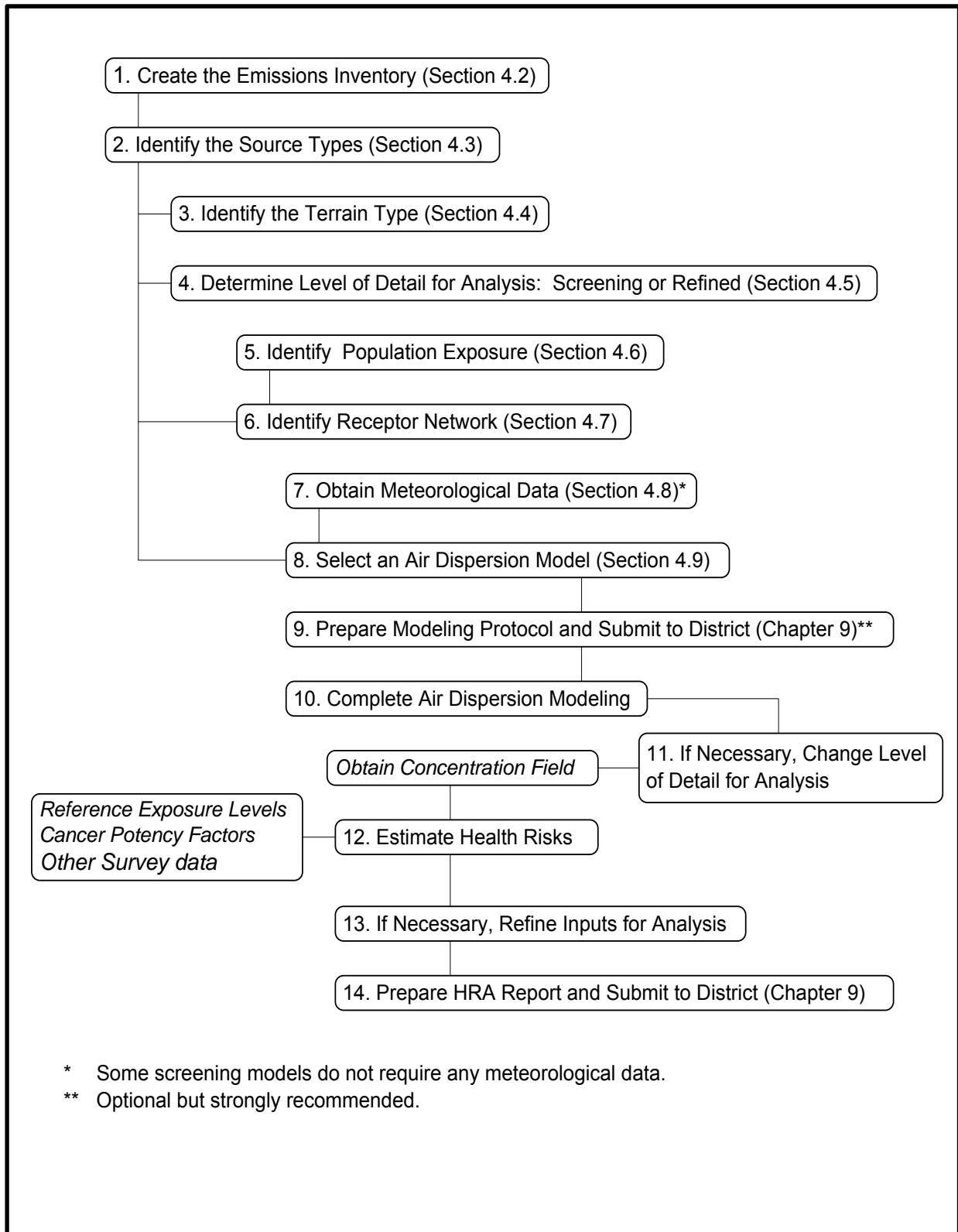
Air dispersion modeling includes the following steps (see Figure 1):

1. Create an emission inventory of the toxic releases (Section 4.2)
2. Identify the source types (Section 4.3)
3. Identify the terrain type and land use (Section 4.4)
4. Determine the detail needed for the analysis: screening or refined (Section 4.5)
5. Identify the population exposure (Section 4.6)
6. Identify the receptor network (Section 4.7)
7. Obtain meteorological data (for refined air dispersion modeling only) (Section 4.8)
8. Select an air dispersion model (Section 4.9)
9. Prepare a modeling protocol and submit to the local Air District (hereafter referred to as "the District") (Section 4.14)
10. Complete the air dispersion analysis
11. If necessary, redefine the receptor network and return to Step 10

12. Complete the risk assessment
13. If necessary, refine the inputs and/or the model selection and return to Step 8
14. Present the HRA results (Chapter 9 provides an outline that specifies the content and recommended format of HRA results).

The output of the air dispersion modeling analysis includes a receptor field of ground level concentrations of the pollutant in ambient air. These concentrations can be used to estimate an inhaled or ingested dose for the estimation of multipathway cancer risk, or used to determine a hazard index for acute (inhalation), and chronic noncancer multipathway risks. It should be noted that in the Air Toxics “Hot Spots” program, facilities simulate the dispersion of the chemical emitted as an inert compound, and do not model any atmospheric transformations or dispersion of products from such reactions. The U.S. EPA Guideline on Air Quality Models (U.S. EPA, 2005) should be consulted when evaluating reactive pollutants for other regulatory purposes.

Figure 1 Overview of the Air Dispersion Modeling Process.



4.2 Emission Inventories

The Emission Inventory Reports (Inventory Reports) developed under the Hot Spots Program provide data to be used in the HRA and in the air dispersion modeling process. The Inventory Reports contain information regarding emission sources, emitted substances, emission rates, emission factors, process rates, and release parameters (area and volume sources may require additional release data beyond that generally available in Emissions Inventory reports). This information is developed according to the ARB's *Emission Inventory Criteria and Guidelines Regulations (Title 17, California Code of Regulations, Sections 93300-93300.5)*, and the *Emission Inventory Criteria and Guidelines Report (EICG Report)*, which is incorporated by reference therein (ARB, 2007).

Updated emission data for process changes, emission factor changes, material/fuel changes, or shutdown must be approved by the District prior to the submittal of the health risk assessment (HRA). Ideally, the District review of updated emissions could be completed within the modeling protocol. In addition, it must be stated clearly in the risk assessment if the emission estimates are based on updated or revised emissions (e.g., emission reductions). This section summarizes the requirements that apply to the emission data which are used for Air Toxics "Hot Spots" Act risk assessments.

4.2.1 Air Toxics Hot Spots Emissions

As noted in Chapter 3, Hazard Identification, the HRA should identify all substances emitted by the facility, which are on the Hot Spots Act list of substances (see Appendix A of the Guidance Manual or the EICG Report). The EICG Report specifies that Inventory Reports must identify and account for all listed substances used, manufactured, formulated, or released by the facility. All routine, predictable releases must be reported. Under the regulations, the list is divided into three groups for reporting purposes. The first group (listed in Appendix A-I of the Inventory Guidelines Report) has all pollutants whose emissions must be quantified. The second group (listed in Appendix A-II of the Inventory Guidelines Report) includes substances where emissions do not need to be quantified; however, facilities must report whether the substance is used, produced, or otherwise present on-site. The third group (listed in Appendix A-III of the Emissions Inventory Guidelines Report) includes substances whose emissions need not be reported unless the substance is manufactured by the facility. Chemicals or substances in the second and third groups should be listed in a table in the risk assessment.

Facilities that must comply with the Resource Conservation and Recovery Act and Comprehensive Environmental Response, Compensation and Liability Act (RCRA/CERCLA) requirements for risk assessment need to consult the Department of Toxic Substances Control (DTSC) Remedial Project Manager to determine which substances must be evaluated in their risk assessment in addition to the list of "Hot Spots" chemicals. Some RCRA/CERCLA facilities may emit chemicals that are not currently listed under the "Hot Spots" Program. Chapter 9 provides an outline that specifies the content and recommended format of HRA results.

4.2.1.1 Emission Estimates Used in the Risk Assessment

The HRA must include emission estimates for all substances that are required to be quantified in the facility's emission inventory report. Specifically, HRAs should include both annual average emissions and maximum 1-hour emissions for each pollutant. Maximum 1-hour emissions are used for acute noncancer health impacts while annual emissions are used for chronic exposures (i.e., chronic and 8-hour noncancer health impacts or cancer risk assessment).

Emissions for each substance must be reported for individual emitting processes associated with unique devices within a facility. Total facility emissions for an individual air contaminant will be the sum of emissions, reported by process, for that facility. Information on daily and annual hours of operation, and relative monthly activity, must be reported for each emitting process. Devices and emitting processes must be clearly identified and described and must be consistent with those reported in the emissions inventory report.

The HRA should include tables that present the emission information (i.e., emission rates for each substance released from each process) in a clear and concise manner. The District may allow the facility operator to base the HRA on more current emission estimates than those presented in the previously submitted emission inventory report (i.e., actual enforceable emission reductions realized by the time the HRA is submitted to the District). If the District allows the use of more current emission estimates, the District must review and approve the new emissions estimates prior to use in the HRA. The HRA report must clearly state what emissions are being used and when any reductions became effective. Specifically, a table presenting emission estimates included in the previously submitted emission inventory report as well as those used for the HRA should be presented. The District should be consulted concerning the specific format for presenting the emission information. Chapter 9 provides an outline that specifies the content and recommended format of HRA results. A revised emission inventory report must be submitted to the District prior to submitting the HRA and forwarded by the District to the ARB, if revised emission data are used.

4.2.1.1.1 *Molecular Weight Adjustments for the Emissions of Metal Compounds*

For most of the Hot Spots toxic metals, the OEHHA cancer potency factors, acute and chronic RELs apply to the weight of the toxic metal atom contained in the overall compound. Some of the Hot Spots compounds contain various elements along with the toxic metal atom (e.g., "Nickel hydroxide", CAS number 12054-48-7, has a formula of H_2NiO_2). Therefore, an adjustment to the reported pounds of the overall compound is needed before applying the OEHHA cancer potency factor for "Nickel and compounds" to such a compound. This ensures that the cancer potency factor, acute or chronic REL is applied only to the fraction of the overall weight of the emissions that are associated with health effects of the metal. In other cases, the Hot Spots metals are already reported as the metal atom equivalent (e.g., CAS 7440-02-0, "Nickel"), and these cases do not use any further molecular weight adjustment. (Refer to Note [7] in Appendix A,

List of Substances in the EICG Report for further information on how the emissions of various Hot Spots metal compounds are reported.)

The appropriate molecular weight adjustment factors (MWF) to be used along with the OEHHA cancer potency factors, acute and chronic RELs for Hot Spots metals can be found in the MWF column¹ of the table containing OEHHA/ARB Approved Health Values for use in Hot Spots Facility Risk Assessments that is in Appendix L of this document.

As an example, the compound “Nickel hydroxide” has a molecular formula of H_2NiO_2 . The atomic weight of each of the elements in this compound, and the fraction they represent of the total weight, are therefore as follows:

<u>Element</u>	<u>Number of atoms</u>	<u>Atomic Weight</u>	<u>Fraction of Total Weight = MWF</u>
1 x Nickel (Ni)	1 x	58.70	$58.70 / 92.714 = \mathbf{0.6332}$ (MWF for Nickel)
2 x Oxygen (O)	2 x	15.999	
2 x Hydrogen (H)	2 x	1.008	
Total Molecular Weight of H_2NiO_2 :		92.714	

So, for example, assume that 100 pounds of “Nickel hydroxide” emissions are reported under CAS number 12054-48-7. To get the Nickel atom equivalent of these emissions, multiply by the listed MWF (0.6332) for Nickel hydroxide:

- 100 pounds x 0.6332 = 63.32 pounds of Nickel atom equivalent.

This step should be completed prior to applying the OEHHA cancer potency factor for “Nickel and compounds” in a calculation for a prioritization score or risk assessment calculation. (Note - The HARP software automatically applies the appropriate MWF for each Hot Spots chemical (by CAS number), so the emissions should not be manually adjusted when using HARP. Therefore, if using HARP, you would use 100 pounds for Nickel hydroxide and HARP will make the MWF adjustment for you. If not using HARP, you would use 63.32 pounds.)

¹ The value listed in the MWF column for Asbestos is not a molecular weight adjustment. This is a conversion factor for adjusting mass and fibers or structures. See Appendix C for more information on Asbestos reporting and risk assessment information or see the EICG report for reporting guidance.

4.2.1.2 Release Parameters

Emission release parameters (e.g., stack height and inside diameter, stack gas exit velocity, release temperature and emission source location in UTM coordinates) are needed as inputs to the air dispersion model. The Inventory Guidelines specify the release parameters that must be reported for each stack, vent, ducted building, exhaust site, or other site of exhaust release. Additional information may be required to characterize releases from non-stack (volume and area) sources; see U.S. EPA dispersion modeling guidelines or specific user's manuals. This information should also be included in the air dispersion section of the risk assessment. This information must be presented in tables included in the risk assessment. Note that some dimensional units needed for the dispersion model may require conversion from the units reported in the Inventory Report (e.g., Kelvin (K) vs. degrees Fahrenheit (°F)). Chapter 9 provides an outline that specifies the content and recommended format of HRA results.

4.2.1.3 Operation Schedule

The HRA should include a discussion of the facility operation schedule and daily emission patterns. For AB2588 purposes, emissions should be reported based on routine and predictable operations. Weekly or seasonal emission patterns may vary and should be discussed. This is especially important in a refined HRA. Diurnal emission patterns should be simulated in the air dispersion model because of diurnal nature of meteorological observations. Diurnal evaluations are important to include since diurnal weather patterns and emission releases may cause significant differences in the concentration at a receptor of interest.

A table should be included listing the emission schedule on an hourly and yearly basis. In addition, the emission schedule and exposure schedule should corroborate any exposure adjustment factors used for approximating an inhaled dose. For more information about exposure adjustment factors, see Section 4.8.1. Alternatively, exposure adjustments can be made through refining the air dispersion analysis. See Section 4.11.1.2(h) for special case modeling or Appendix M. An alternative to including modeling that addresses diurnal influences would be to include a sensitivity study showing, and/or text explaining, the reason(s) why there are no significant differences due to diurnal influences on the emissions from the facility or at the receptor(s) of interest. For more guidance, you can contact the district or reviewing authority. Chapter 9 provides an outline that specifies the content and recommended format of HRA results.

4.2.1.4 Emission Controls

The HRA should include a description of control equipment, the emitting processes it serves, and its efficiency in reducing emissions of substances on the Air Toxics "Hot Spots" list. The EICG Report requires that this information be included in the Inventory Reports, along with the emission data for each emitting process. If the control equipment did not operate full-time throughout the year, then the reported overall control efficiency must be adjusted to account for any predictable downtime of the

control equipment. Any entrainment of toxic substances to the atmosphere from control equipment should be accounted for; this includes fugitive releases during maintenance and cleaning of control devices (e.g., baghouses and cyclones). Contact the District for guidance with control equipment adjustments. Recommended default deposition rates that are used when calculating potential noninhalation health impacts are listed in Section 5.3.2. Chapter 9 provides an outline that specifies the content and recommended format of HRA results.

4.2.2 Landfill Emissions

Emission estimates for landfill sites should be based on testing required under Health and Safety Code, Section (HSC) 41805.5 (AB 3374, Calderon) and any supplemental AB 2588 source tests or emission estimates used to characterize air toxics emissions from landfill surfaces or through off-site migration. The District should be consulted to determine the specific Calderon data to be used in the HRA. The “Hot Spots” Program HRA for landfills should also include emissions of listed substances for all applicable power generation and maintenance equipment at the landfill site. Processes that need to be addressed include stationary internal combustion engines, flares, evaporation ponds, composting operations, boilers, and gasoline dispensing systems.

4.3 Source Characterization

Pollutants are released into the atmosphere in many different ways. The release conditions need to be properly identified and characterized to appropriately use the air dispersion models.

4.3.1 Source Type

Source types can be identified as point, line, area, or volume sources for input to the air dispersion model. Several air dispersion models have the capability to simulate more than one source type.

4.3.1.1 Point Sources

Point sources are probably the most common type of source and most air dispersion models have the capability to simulate them. Typical examples of point sources include exhaust stacks. Isolated vents from buildings are special examples of point sources.

4.3.1.2 Line Sources

The version 12345 or newer of the AERMOD can accommodate line sources. Line sources can be also treated as a special case of either an area or a volume source. Examples of line sources include: conveyor belts and rail lines, freeways, and busy roadways. Not all mobile sources may be subject to the Hot Spots program; however, non-motor vehicles that operate within a facility (e.g., ships, trains, and cranes, etc.) are subject to the Hot Spots program. For more information, see the ARB’s Emission Inventory and Criteria Guidelines document or ARB’s interpretation and guidance

memorandum to CAPCOA regarding mobile sources which are subject to the “Hot Spots” program. This memo can be found at <http://www.arb.ca.gov/ab2588/motorv.pdf>.

Mobile sources and rail lines are required to be evaluated under SB 352. SB 352 requires a risk assessment performed under the Hot Spots risk assessment guidance for proposed school sites within 500 feet of a busy roadway. Dedicated air dispersion models are available for motor vehicle emissions from roadways which are a special type of line source. These models (i.e., CALINE3, CAL3QHCR, and CALINE4) are designed to simulate the mechanical turbulence and thermal plume rise due to the motor vehicle activity on the roadway. However, these dedicated models use the Pasquill-Gifford dispersion stability classes for dispersion; the AERMOD dispersion model uses a more advanced continuous stability estimation method based on observations. The limitation with AERMOD is that the user needs to estimate initial mixing (Szo and Syo) for mechanical turbulence and thermal plume rise. Consult with the District prior to conducting roadway modeling to determine model use.

For practical information on how to simulate roadway emission dispersion using these models, see the California Air Pollution Control Officer’s Association (CAPCOA) website at <http://www.capcoa.org> or the Sacramento Metropolitan AQMD (SMAQMD) website at <http://www.airquality.org/ceqa/RoadwayProtocol.shtml>. The SMAQMD has a document titled, “Recommended Protocol for Evaluating the Location of Sensitive Land Uses Adjacent to Major Roadways”(January, 2010). The ARB recommends this document for SB-352 risk assessments.

4.3.1.3 Area Sources

Emissions that are to be modeled as area sources are typical of fugitive sources characterized by non-buoyant emissions containing negligible vertical extent (e.g., no plume rise or emissions distributed over a large horizontal area).

Fugitive particulate (PM_{2.5}, PM₁₀, TSP) emission sources include areas of disturbed ground (e.g., open pits, parking lots) which may be present during operational phases of a facility’s life. Also included are areas of exposed material (e.g., storage piles and slag dumps) and segments of material transport where potential fugitive emissions may occur (uncovered haul trucks or rail cars, emissions from unpaved roads). Fugitive emissions may also occur during stages of material handling where particulate material is exposed to the atmosphere (uncovered conveyors, hoppers, and crushers).

Other fugitive emissions emanating from many points of release may be modeled as area sources. Examples include fugitive emissions from valves, flanges, venting, and other connections that occur at ground level or at an elevated level or deck if on a building or structure. Modern dispersion models include an option for an initial vertical extent (Szo) where needed.

Modeling portable equipment as an area source is a case-by-case situation that should be discussed with the District or reviewing authority. Situations may exist where this type of operation is best represented as another type of release.

4.3.1.4 Volume Sources

Non-point sources with emissions containing an initial vertical extent should be modeled as volume sources. The initial vertical extent may be due to plume rise or a vertical distribution of numerous smaller sources over a given area. Examples of volume sources include buildings with natural fugitive or passive ventilation, and line sources such as conveyor belts and rail lines.

4.3.2 **Quantity of Sources**

The number of sources at a facility may influence the selection of the air dispersion model. Some dispersion models are capable of simulating only one source at a time, and are therefore referred to as single-source models (e.g., AERSCREEN).

In some cases, for screening purposes, single-source models may be used in situations involving more than one source using one of the following approaches:

- Combining all sources into one single “representative” source

In order to be able to combine all sources into one single source, the individual sources must have similar release parameters. For example, when modeling more than one stack as a single “representative” stack, the stack gas exit velocities and temperatures must be similar. In order to obtain a conservative estimate, the values leading to the higher concentration estimates should typically be used (e.g., the lowest stack gas exit velocity and temperature, the height of the shortest stack, and a receptor distance and spacing that will provide maximum concentrations, etc.).

- Running the model for each individual source and superimposing results

Superimposition of results of single sources of emissions is the actual approach followed by all the Gaussian models capable of simulating more than one source. Simulating sources in this manner may lead to conservative estimates if worst-case meteorological data are used or if the approach is used with a model that automatically selects worst-case meteorological conditions, especially wind direction. The approach will typically be more conservative the farther apart the sources are because each run would use a different worst-case wind direction.

Additional guidance regarding source merging is provided by the U.S. EPA (1995a). It should be noted that depending upon the population distribution, the total burden can actually increase when pollutants are more widely dispersed. If the total burden from the facility or zone of impact (see Section 4.6.1) could increase for the simplifying modeling assumptions described above, the District should be consulted.

4.4 **Terrain Type**

Two types of terrain characterizations are required to select the appropriate model. One classification is made according to land type and another one according to terrain topography.

4.4.1 *Terrain Type – Land Use*

Some air dispersion models (e.g., CALINE) use different dispersion coefficients (sigmas) depending on the land use over which the pollutants are being transported. The land use type is also used by some models to select appropriate wind profile exponents. Traditionally, the land type has been categorized into two broad divisions for the purposes of dispersion modeling: urban and rural. Accepted procedures for determining the appropriate category are those suggested by Irwin (1978): one based on land use classification and the other based on population.

The land use procedure is generally considered more definitive. Population density should be used with caution and should not be applied to highly industrialized areas where the population density may be low. For example, in low population density areas a rural classification would be indicated, but if the area is sufficiently industrialized the classification should already be “urban” and urban dispersion parameters should be used.

If the facility is located in an area where land use or terrain changes abruptly, for example, on the coast, the District should be consulted concerning the classification. If need be, the model should be run in both urban and rural modes and the District may require a classification that biases estimated concentrations towards over prediction. As an alternative, the District may require that receptors be grouped according to the terrain between source and receptor.

AERMOD is the U.S. EPA’s preferred dispersion model for a wide range of applications in rural or urban conditions. The users should refer to section 5.0 of the AERMOD Implementation Guide to determine urban or rural conditions.

The Land Use and the Population Density Procedures discussed above are described as follows.

4.4.1.1 Land Use Procedure

- (1) Classify the land use within the total area A , circumscribed by a 3 km radius circle centered at the source using the meteorological land use typing scheme proposed by Auer (1978) and shown in Table 4.1.
- (2) If land use types I1, I2, C1, R2 and R3 account for 50 percent or more of the total area A described in (1), use urban dispersion coefficients. Otherwise, use appropriate rural dispersion coefficients.

4.4.1.2 Population Density Procedure

- (1) Compute the average population density (p) per square kilometer with A as defined in the Land Use procedure described above. (Population estimates are also required to determine the exposed population; for more information see Section 4.6.3.)

(2) If p is greater than 750 people/km² use urban dispersion coefficients, otherwise, use appropriate rural dispersion coefficients.

Table 4.1 Identification and classification of land use types (Auer, 1978)

Used to define rural and urban dispersion coefficients in certain models.

Type	Use and Structures	Vegetation
I1	<i>Heavy Industrial</i> Major chemical, steel and fabrication industries; generally 3-5 story buildings, flat roofs	Grass and tree growth extremely rare; <5% vegetation
I2	<i>Light-moderate industrial</i> Rail yards, truck depots, warehouses, industrial parks, minor fabrications; generally 1-3 story buildings, flat roofs	Very limited grass, trees almost totally absent; <5% vegetation
C1	<i>Commercial</i> Office and apartment buildings, hotels; >10 story heights, flat roofs	Limited grass and trees; <15% vegetation
R1	<i>Common residential</i> Single family dwelling with normal easements; generally one story, pitched roof structures; frequent driveways	Abundant grass lawns and light-moderately wooded; >70% vegetation
R2	<i>Compact residential</i> Single, some multiple, family dwelling with close spacing; generally <2 story, pitched roof structures; garages (via alley), no driveways	Limited lawn sizes and shade trees; <30% vegetation
R3	<i>Compact residential</i> Old multi-family dwellings with close (<2 m) lateral separation; generally 2 story, flat roof structures; garages (via alley) and ash pits, no driveways	Limited lawn sizes, old established shade trees; <35% vegetation
R4	<i>Estate residential</i> Expansive family dwelling on multi-acre tracts	Abundant grass lawns and lightly wooded; >80% vegetation
A1	<i>Metropolitan natural</i> Major municipal, state, or federal parks, golf courses, cemeteries, campuses; occasional single story structures	Nearly total grass and lightly wooded; >95% vegetation
A2	Agricultural rural	Local crops (e.g., corn, soybean); >95% vegetation
A3	<i>Undeveloped</i> Uncultivated; wasteland	Mostly wild grasses and weeds, lightly wooded; >90% vegetation
A4	Undeveloped rural	Heavily wooded; >95% vegetation
A5	<i>Water surfaces</i> Rivers, lakes	

4.4.2 *Terrain Type - Topography*

Surface conditions and topographic features generate turbulence, modify vertical and horizontal winds, and change the temperature and humidity distributions in the boundary layer of the atmosphere. These in turn affect pollutant dispersion and models differ in their need to take these factors into account.

The classification according to terrain topography should ultimately be based on the topography at the receptor location with careful consideration of the topographical features between the receptor and the source. Differentiation of simple versus complex terrain is unnecessary with AERMOD. In complex terrain, AERMOD employs the well-known dividing-streamline concept in a simplified simulation of the effects of plume-terrain interactions. For other plume models, topography can be classified as follows:

4.4.2.1 Simple Terrain (also referred to as “Rolling Terrain”)

Simple terrain is all terrain located below stack height including gradually rising terrain (i.e., rolling terrain). Note that *Flat Terrain* also falls in the category of simple terrain.

4.4.2.2 Intermediate Terrain

Intermediate terrain is terrain located above stack height and below plume height. The recommended procedure to estimate concentrations for receptors in intermediate terrain is to perform an hour-by-hour comparison of concentrations predicted by simple and complex terrain models. The higher of the two concentrations should be reported and used in the risk assessment.

4.4.2.3 Complex Terrain

Complex terrain is terrain located above plume height. Complex terrain models are necessarily more complicated than simple terrain models. There may be situations in which a facility is “overall” located in complex terrain but in which the nearby surroundings of the facility can be considered simple terrain. In such cases, receptors close to the facility in this area of simple terrain will “dominate” the risk analysis and there may be no need to use a complex terrain model. It is unnecessary to determine which terrain dominates the risk analysis for users of AERMOD.

4.5 **Level of Detail: Screening vs. Refined Analysis**

Air dispersion models can be classified according to the level of detail which is used in the assessment of the concentration estimates as “screening” or “refined”. Refined air dispersion models use more robust algorithms capable of using representative meteorological data to predict more representative and usually less conservative estimates. Refined air dispersion models are, however, more resource intensive than their screening counterparts. It is advisable to first use a screening model to obtain conservative concentration estimates and calculate health risks. If the health risks are estimated to be above the threshold of concern, then use of a refined model to calculate

more representative concentration and health risk estimates would be warranted. There are situations when screening models represent the only viable alternative (e.g., when representative meteorological data are not available). The district or reviewing authority should be consulted to determine the appropriate method for determining the level of detail in the modeling analysis. The HARP software will incorporate the capability of using either representative meteorological data from AERMOD or the default meteorological conditions from the AERSCREEN model.

It is acceptable to use a refined air dispersion model in a “screening” mode for this program’s health risk assessments. In this case, a refined air dispersion model is used:

- with worst-case meteorology instead of representative meteorology;
- with a conservative averaging period conversion factor to calculate longer term concentration estimates (see Section 4.10 for more discussion on screening air dispersion models and adjustments factors).

Note that use of worst case meteorology in a refined model is not the normal practice in New Source Review or Ambient Air Quality Standard evaluation modeling.

4.6 Population Exposure

The level of detail required for the analysis (e.g., screening or refined), and the procedures to be used in determining geographic resolution and exposed population require case-by-case analysis and professional judgment. The District should be consulted before beginning the population exposure estimates, and as results are generated, further consultation may be necessary. Some suggested approaches and methods for handling the breakdown of population and performance of a screening or detailed risk analysis are provided in this section.

In addition to estimating individual cancer risk at specific points such as the MEI (maximally exposed individual), OEHHA recommends determining the number of people who reside within the 1×10^{-6} , 1×10^{-5} , 1×10^{-4} , and higher cancer risk isopleths. For noncancer population evaluations, the number of people who reside within the 0.5, one, five, or higher hazard index isopleths should be reported. The HARP software can provide population exposure estimates as cancer burden or as the number of persons exposed to a selected (user identified) health risk/impact level. Information on obtaining the HARP software can be found under the Hot Spots Program on the ARB’s web site at www.arb.ca.gov. Chapter 9 provides an outline that specifies the content and recommended format of HRA results.

4.6.1 Zone(s) of Impact

As part of the estimation of the population exposure for the cancer risk analysis, it is necessary to determine the geographic area affected by the facility’s emissions. An initial approach to define a “zone of impact” surrounding the source is to generate an isopleth where the total excess lifetime cancer risk from inhalation exposure to all emitted carcinogens is greater than 10^{-6} (one in 1,000,000).

For noncarcinogens, a second, third, and fourth isopleth (to represent the chronic, 8-hour, and acute impacts) should be created to define the zone of impact for the hazard index from both inhalation and noninhalation pathways greater than or equal to 1.0. For clarity these isopleths may need to be presented on separate maps in the HRA.

Contact the District or reviewing authority to discuss inclusion of isopleth maps if all potential health risks fall within the facility boundary and no receptors have, or will ever, be present within the boundary (also see Section 4.7.1 for a discussion of on-site receptors).

The initial “zone of impact” can be determined as follows:

- Use a screening dispersion model (e.g., AERSCREEN) to obtain concentration estimates for each emitted pollutant at varying receptor distances from the source. Several screening models feature the generation of an automatic array of receptors which is particularly useful for determining the zone of impact. In order for the model to generate the array of receptors the user needs to provide some information normally consisting of starting distance, increment and number of intervals.
- Calculate total cancer risk and hazard index (HI) for each receptor location by using the methods provided in the risk characterization sections in Chapter 8 of the Air Toxics Hot Spots Risk Assessment Guidance Manual.
- Find the distance where the total inhalation cancer risk is equal to 10^{-6} ; this may require redefining the receptor array in order to have two receptor locations that bound a total cancer risk of 10^{-6} . Next, find the distance where the chronic, 8-hour, and acute health hazard indices are declared significant by the District (e.g., acute, 8-hour, or chronic HI = 1.0).

Some Districts may prefer to use a cancer risk of 10^{-7} or an HI of 0.5 as the zone of impact. Therefore, the District should be consulted before modeling efforts are initiated. If the zone of impact is greater than 25 km from the facility at any point, then the District should be consulted. The District may specify limits on the area of the zone of impact. Ideally, these preferences would be presented in the modeling protocol (see Section 4.14).

Note that when depicting the risk assessment results, risk isopleths must present the total cancer and noncancer risk from both inhalation and noninhalation pathways. The zone of impact should be clearly shown on a map with geographic markers of adequate resolution (see Section 4.6.3.1). The text below discusses methodology for defining the zone of impact and has format recommendations. Chapter 9 provides an outline that specifies the content and recommended format of all HRA results.

The zone of impact can be defined once the exposure assessment (air dispersion modeling) process has determined the pollutant concentrations at each designated off-site receptor and a risk analysis (see Chapter 8) has been performed. For clarity, the cancer and noncancer zone(s) of impact should be presented on separate maps. A

map illustrating the carcinogenic zone of impact is required. The District may at its discretion ask for the map illustrating the potential carcinogenic zone of impact to identify the zone of impact for the minimum exposure pathways (inhalation, soil, dermal, and mother's milk) and the zone of impact for all applicable pathways of exposure (minimum pathways plus site/route dependent pathways). Two maps may be needed to accomplish this. The legend of these maps should state the level(s) used for the zone of impact and identify the exposure pathways that were included in the assessment.

The noncancer maps should also clearly identify the noncancer zones of impact. These include the acute (inhalation) zone of impact, 8-hour (inhalation) zone of impact and the chronic (including both inhalation, multipathway) zone of impact. The District may at its discretion require separate chronic inhalation and chronic multipathway zones of impact maps. For clarity, presentation of the two chronic zones of impact may also require two or more maps. The legend of these maps should state the level(s) used for the zone of impact and identify the exposure pathways (and target organs) that were included in the assessment. Further information regarding the methods for determination of hazard indices and cancer risk are discussed in Chapter 8 and Appendix I.

4.6.2 Screening Population Estimates for Risk Assessments

A screening risk assessment should include an estimate of the maximum exposed population. For screening risk assessments, a detailed description of the exposed population is not required. The impact area to be considered should be selected to be health protective (i.e., will not underestimate the number of exposed individuals). A health-protective assumption is to assume that all individuals within a large radius of the facility are exposed to the maximum concentration. If a facility must also comply with the RCRA/CERCLA risk assessment requirements, health effects to on-site workers may also need to be addressed. The DTSC's Remedial Project Manager should be consulted on this issue. The District should be consulted to determine the population estimate that should be used for screening purposes. Guidance for one screening method is presented here.

1. Use a screening dispersion model (e.g., AERSCREEN) to obtain concentration estimates for each emitted pollutant at varying receptor distances from the source. Several screening models feature the generation of an automatic array of receptors that is particularly useful for determining the zone of impact. In order for the model to generate the array of receptors, the user needs to provide some information normally consisting of starting distance, increment, and number of intervals.
2. Calculate the potential cancer risk and hazard index for each receptor location by using the methods provided in the risk characterization sections of this document (Chapter 8).
3. Find the distance where the potential cancer risk is equal to District specified levels (e.g., 10^{-6}); this may require redefining the receptor array in order to have

two receptor locations that bound a total cancer risk of 10^{-6} . This exercise should be repeated for the noncancer health impacts.

4. Calculate cancer burden by estimating the number of people in the grid and stipulate that all are exposed at the highest level.

4.6.3 Refined Population Estimates for Risk Assessments

The refined HRA requires a detailed analysis of the population exposed to emissions from the facility. Where possible, a detailed population exposure analysis provides estimates of the number of individuals in residences and offsite workplaces, as well as at sensitive receptor sites such as schools, daycare centers and hospitals. The District may require that locations with high densities of sensitive individuals be identified (e.g., schools, daycare centers, hospitals). These population analyses can include exposure estimates for workers and residents through the use of land use maps or other tools. The overall exposed residential and worker populations should be apportioned into smaller geographic subareas. The information needed for each subarea is:

1. The number of exposed persons, and
2. The receptor location at which the calculated ambient air concentration is assumed to be representative of the exposure to the entire population in the subarea.

A multi-tiered approach is suggested for the population analysis. Census tracts, which the facility could significantly impact, should be identified (see Section 4.6.3.1). A census tract should be divided into smaller subareas if it is close to the facility where ambient concentrations vary widely. The District may determine that census tracts provide sufficient resolution near the facility to adequately characterize population exposure or they may prefer the census information to be evaluated using smaller blocks. Further downwind where ambient concentrations are less variable, the census tract level may be acceptable to the District. The District may determine that the aggregation of census tracts (e.g., when the census tracts making up a city are combined) is appropriate for receptors that are considerable distances from the facility.

If a facility must also comply with the RCRA/CERCLA HRA requirements, health effects to on-site workers may also need to be addressed. The DTSC's Remedial Project Manager should be consulted on this issue. In some cases it may be appropriate to evaluate risks to on-site receptors. The district should be consulted about special cases for which evaluation of on-site receptors is appropriate, such as facilities frequented by the public or where people may reside (e.g., military facilities).

4.6.3.1 Census Tracts

For a refined risk assessment, the boundaries of census tracts can be used to define the geographic area to be included in the population exposure analysis. Digital maps showing the census tract boundaries in California can be obtained from "The Thomas

Guide”® on the World Wide Web. Statistics for each census tract can be obtained from the U.S. Census Bureau. The website address for the U.S. Census Bureau is <http://www.census.gov>. Numerous additional publicly accessible or commercially available sources of census data can be found on the World Wide Web. A specific example of a census tract is given in Appendix K. The HARP software includes U.S. census data and is a recommended tool for performing population exposure estimates.

The two basic steps in defining the area under analysis are:

(1) Identify the “zone of impact” (as defined previously in Section 4.6.1) on a map detailed enough to provide for resolution of the population to the subcensus tract level. (The U.S. Geological Survey (USGS) 7.5-minute series maps and the maps within the HARP software provide sufficient detail.) This is necessary to clearly identify the zone of impact, location of the facility, and sensitive receptors within the zone of impact. If significant development has occurred since the USGS survey, this should be indicated. A specific example of a 7.5-minute series map is given in Appendix K.

(2) Identify all census tracts within the zone of impact using a U.S. Bureau of Census or equivalent map (e.g., Thomas Brothers, HARP Software). If only a portion of the census tract lies within the zone of impact, then only the population that falls within the isopleth should be used in the population estimate or burden calculation. To determine this level of detail, local planning and zoning information may need to be collected. When this more detailed information is not available, then a less refined approach is to include the census data if the centroid of the census block falls within the isopleths of interest. The census tract boundaries should be transferred to a map, such as a USGS map (referred to hereafter as the “base map”).

An alternative approach for estimating population exposure in heavily populated urban areas is to apportion census tracts to a Cartesian grid cell coordinate system. This method allows a Cartesian coordinate receptor concentration field to be merged with the population grid cells. This process can be computerized and minimizes manual mapping of centroids and census tracts. The HARP software includes this function and will provide population estimates that are consistent with the methodology discussed here.

The District may determine that aggregation of census tracts (e.g., which census tracts making up a city can be combined) is appropriate for receptors that are located at considerable distances from the facility. If the District permits such an approach, it is suggested that the census tract used to represent the aggregate be selected in a manner to ensure that the approach is health protective. For example, the census tract included in the aggregate that is nearest (downwind) to the facility should be used to represent the aggregate.

4.6.3.1.1 Subcensus Tract

Within each census tract are smaller population units. These units [urban block groups (BG) and rural enumeration districts (ED)] contain about 1,100 persons. BGs are

further broken down into statistical units called blocks. Blocks are generally bounded by four streets and contain an average of 70 to 100 persons. However, this range in population is an average and population units may vary significantly. In some cases, the EDs are very large and identical to a census tract.

The area requiring detailed (subcensus tract) resolution of the exposed residential and worker population will need to be determined on a case-by-case basis through consultation with the District. The District may determine that census tracts provide sufficient resolution near the facility to adequately characterize population exposure.

Employment population data can be obtained at the census tract level from the U.S. Census Bureau or from local planning agencies. This degree of resolution will generally not be sufficient for most risk assessments. For the area requiring detailed analysis, zoning maps, general plans, and other planning documents should be consulted to identify subareas with worker populations.

The boundaries of each residential and employment population area should be transferred to the base map.

4.6.4 Sensitive Receptor Locations

Individuals who may be more sensitive to toxic exposures than the general population are distributed throughout the total population. Sensitive populations may include young children and chronically ill individuals. The District may require that locations with high densities of sensitive individuals be identified (e.g., schools, nursing homes, residential care facilities, daycare centers, and hospitals). The HRA should state what the District requirements are regarding identification of sensitive receptor locations.

Although protection of sensitive individuals is incorporated into OEHHA's risk assessment methodology in both cancer risk and noncancer risk assessment, the assessment of risk at the specific location of such sensitive individuals (e.g., schools, hospitals, or nursing homes) may be useful to assure the public that such individuals are being considered in the analysis. For some chemicals (e.g., mercury and manganese) children have been specifically identified as the sensitive subpopulation for noncancer health impacts, so it can be particularly appropriate to assess school sites.

4.7 Receptor Siting

4.7.1 Receptor Points

The modeling analysis should contain a network of receptor points with sufficient detail (in number and density) to permit the estimation of the maximum concentrations. Locations that must be identified include:

- The maximum estimated off-site impact or point of maximum impact (PMI),
- The maximum exposed individual at an existing residential receptor (MEIR),
- The maximum exposed individual at an existing occupational worker receptor (MEIW).

Note that some situations may also require that on-site receptor (worker or residential) locations be evaluated. The risk assessor can contact the District or reviewing authority for guidance if on-site exposure situations are present at the emitting facility. However, these on-site locations should be included in the HRA. Some examples where the health impacts of on-site receptors may be appropriate could be military base housing, prisons, universities, day care facilities, or locations where the public may have regular access for the appropriate exposure period (e.g., a lunch time café or museum for acute exposures). When a receptor lives and works on the facility, site, or property, then these receptors should be evaluated and reported under both residential and worker scenarios and the one that is most health protective should be used for risk management decisions. The cancer risk estimates for the onsite residents may use a 30-year exposure duration while the 25-year exposure duration is used for a worker. Under a Tier 2 analysis, alternate exposure durations may be evaluated and presented with all assumptions supported.

All of these locations (i.e., PMI, MEIR, and MEIW) must be identified for potential multipathway carcinogenic and noncarcinogenic effects. It is possible that the estimated PMI, MEIR, and MEIW risk for cancer, chronic noncancer, 8-hour, and acute noncarcinogenic risks occur at different locations or that some of these evaluations may not be necessary (e.g., the receptor does not exist). For example, some facilities will not have off-site workers in the vicinity of the facility and will not need to evaluate worker exposure, or the exposure situation may only require the evaluation of short-term carcinogenic or acute noncancer impacts (see Section 8.2.10 for a discussion of short-term projects). The approval to revise the exposure assessment for a receptor, or to omit the MEIW receptor, should be verified in writing with the District or reviewing authority and included in the HRA.

Other sensitive receptor locations may also be of interest and required to be included in the HRA. The District or reviewing authority should be consulted to determine which sensitive receptor locations must be included.

The results from a screening model (if available) can be used to identify the area(s) where the maximum concentrations are likely to occur. Receptor points should also be located at the population centroids (see Section 4.7.2) and sensitive receptor locations (see Section 4.6.4). The exact configuration of the receptor array used in an analysis will depend on the topography, population distribution patterns, and other site-specific factors. All receptor locations should be identified in the HRA using UTM (Universal Transverse Mercator) coordinates and receptor number. The receptor numbers in the summary tables should match receptor numbers in the computer output (e.g., HARP output files). In addition to actual UTM coordinates, the block/street locations (i.e., north side of 3,000 block of Smith Street) should be provided in the HRA for the PMI, MEIR, and MEIW for carcinogenic and noncarcinogenic health effects. Chapter 9 provides an outline that specifies the content and recommended format of HRA results.

4.7.1.1 Receptor Height

To evaluate localized impacts, receptor height should be taken into account at the point of maximum impact on a case-by-case basis. For example, receptor heights may have to be included to account for receptors significantly above ground level. Flagpole receptors at the height of the breathing zone of a person may need to be considered when the source receptor distance is less than a few hundred meters. Consideration must also be given to the noninhalation pathway analysis which requires modeling of chemical deposition onto soil or water at ground level. For the inhalation pathway, a health protective approach is to select a receptor height from 0 meters to 1.8 meters that will result in the highest predicted downwind concentration. Final approval of this part of the modeling protocol should be with the District or reviewing authority.

4.7.2 ***Centroid Locations***

For each subarea analyzed, a centroid location (the location at which a calculated ambient concentration is assumed to represent the entire subarea) should be determined. When population is uniformly distributed within a population unit, a geographic centroid based on the shape of the population unit can be used. If only a portion of the census tract lies within the isopleth or area of interest, then only the population that falls within the isopleth should be used in the calculation for population exposure. To determine this level of detail, local planning and zoning information may need to be collected. Where populations are not uniformly distributed, a population-weighted centroid may be used. Another alternative uses the concentration at the point of maximum impact within that census tract as the concentration to which the entire population of that census tract is exposed. While this less refined approach is commonly accepted, Districts should be contacted to approve this method prior to its use in a risk assessment.

The centroids represent locations that should be included as receptor points in the dispersion modeling analysis. Annual average concentrations should be calculated at each centroid using the modeling procedures presented in this chapter.

For census tracts and BG/EDs, judgments can be made using census tracts maps and street maps to determine the centroid location. At the block level, a geographic centroid is sufficient.

4.7.3 ***Spatial Averaging***

Since the inception of the “Hot Spots” and California’s Air Toxics Programs, HRA results for an individual receptor have typically been based on air dispersion modeling results at a single point or location. With a few exceptions, this method has been traditionally used for all types of receptors (e.g., PMI, MEIR, MEIW, pathway receptors, etc.). The assumptions used in risk assessment are designed to prevent underestimation of health impacts to the public resulting in a health protective approach. However, basing risk estimates on a single highest point (PMI, MEIR, or MEIW) does not take into account that a person does not remain at one location on their property, or in one location at the

workplace over an extended period of time. Therefore, the average air concentration over a small area is likely to be more representative than using the air concentration at a single point, particularly in those situations where concentrations fall off rapidly around that single point. The concept of averaging air concentrations over a small area is known as spatial averaging.

In order to understand how spatial averaging can impact air dispersion modeling results with various types of facilities, the ARB, in conjunction with the OEHHA, performed sensitivity analyses to evaluate the impacts of spatially averaging air dispersion modeling results (see Appendix C of the Air Toxics Hot Spots Program Risk Assessment Guidelines: Technical Support Document for Exposure Assessment and Stochastic Analysis (EASA)). Based on these sensitivity analyses, it is reasonable and appropriate to include spatial averaging techniques in air toxic risk assessments as supplemental information to Tier 1 information (i.e., modeling results that are based on the air concentration from a single point or location). While all risk assessments must include results based on Tier 1 methodology, the spatially averaged concentrations around the point of interest (e.g., PMI, MEIR, MEIW, multipathway exposure evaluations, etc.) could also be included as an option in risk assessments and acceptable for risk management decisions subject to approval by the District or reviewing agency. Spatial averaging is an option for the purpose of additional refinement to the risk assessment.

A few reasons that support the inclusion of spatially averaged modeled concentrations in risk assessment include the following:

- Averaging results over a small domain will give a more representative picture of individual exposure and risk than an estimate based on one single location within their property.
- Spatial averaging will allow air dispersion modeling and risk assessment results to be characterized as the estimated concentration and risk in a discrete area of interest, rather than an exact value for a single location.
- From a risk communication standpoint, the ARB and OEHHA feel it is more appropriate to present the modeling output and the calculated health impacts as the potential impacts within a small or discrete area, rather than an exact value at a specific point on a grid or map.
- Spatial averaging is the recommended procedure in ARB's Lead Risk Management Guidelines (2001) and has been used in several complex source HRAs [e.g., Roseville Railyard (2004), Ports of LA/LB (2006), Port of Oakland (2008)].
- Spatially averaging the deposition concentrations over pasture land, a garden, or a water body for multipathway exposure scenarios is a planned upgrade for the HARP Software. This will provide an option that will refine multipathway exposure assessments. Average deposition on these types of areas (e.g., a water body) is not necessarily well represented by the single highest point of deposition, or deposition at the geographic center of the water body. Likewise, since produce is grown over the entire surface of the garden and cows graze the

entire pasture, deposition is better estimated by evaluating the entire area rather than using a single point.

4.7.3.1 Spatial Averaging Methodology

The spatial averaging sensitivity study in Appendix C of the EASA is based on simulating emissions from point, volume, area, and line sources. Most source types (e.g., point) are simulated as a small, medium or large source. Line sources are only simulated as small and large. In addition, meteorological data collected at five different locations in California were used. Nested spatial average grids of various domains were used to study the differences on the spatial average concentration. In the case of the 20 meter by 20 meter spatial average nested grid, the spatial average concentration showed little change over the PMI for medium and large sources. In the case for small sources, the spatial average concentration is approximately 45% to 80% of the PMI concentration. Individual source type and meteorological conditions will cause variations in these results.

The results of the spatial averaging sensitivity study in Appendix C of the EASA shows that sources with low plume rise that result in a PMI, MEIW, or MEIR located at or near the property fence line are most sensitive to spatial averaging. Source types with high plume rise (e.g., tall stacks) show a PMI far downwind where the concentration gradient is more gradual and therefore spatial averaging has a lesser effect. While spatial averaging can be used regardless of source size or the location of the PMI, the following conditions generally apply when a source is a good candidate for spatial averaging:

- The MEIR, MEIW, or PMI is located at the fence line or close to the emission source.
- The concentration gradient is high near the PMI. This is more associated with low level plumes such as fugitive, volume, area, or short stacks.
- A long term average is being calculated to represent a multi-year risk analysis based on one to five years of meteorological data. Note that spatial averaging should **not** be used for short term (acute) calculations.

In general, the method for calculating the spatial average in air toxic risk assessments includes the following steps:

1. Locate the point(s) of interest and receptor(s) (i.e., PMI, MEIW, MEIR, and any additional receptor locations of interest or concern) with a grid resolution spacing of no greater than five meters. To achieve this, two or more modeling runs with successively finer nested grid resolutions may be needed to find the final location where the nested grid that will be used for spatial averaging will be placed.

2. Center the spatial average nested grid on the each receptor's location of interest determined in step 1. Limit the nested grid to no larger than 20 meters by 20 meters or 400 square meters. Note that if a portion of the centered and nested grid falls within the facility boundary and the receptor location of interest is outside of the boundary, then adjustments to the nested grid to obtain the spatially-averaged concentration for the offsite receptor are reasonable. This may be done by either repositioning the nested grid to cover 400 square meters of off-boundary area surrounding the receptor or center the nested grid and delete any on-site grid points so that only the offsite grid points surrounding the receptor are used in the spatially averaged concentration. The grid resolution spacing should be no greater than five meters. With a five meter grid resolution, the 20 meter by 20 meter domain will result in 25 receptors. The size, shape, and placement of the domain and the resolution of points are subject to approval by the District, ARB, or other reviewing authority. See the Sections 4.7.3.1.2 and 4.7.3.1.3 below for additional discussion on domain sizing and grid spacing at worksites, pastures, gardens, and water bodies.
3. Some configurations of source activity and meteorological conditions result in a predominant downwind plume center line that is significantly askew from one of the four ordinate directions. In this case, a tilted nested grid is necessary to coincide with the dominant plume centerline. Polar receptors are easier to implement than a tilted rectangular grid. The domain of the polar receptor field should be limited to a 15 meter radius. See Appendix C of the EASA for detailed instructions on tilted polar receptors.
4. Calculate the arithmetic mean of the long term period average concentration (e.g., annual average) of the nested grid of receptors to represent the spatial average. This average is used in the risk calculations.
5. Document and include all methods, assumptions, data, maps, and files used in the spatial averaging analysis and clearly present this information in the risk assessment following the requirements of the District or reviewing authority. Note that in the update to the HARP software, functionality will be included that will assist with spatial averaging and the methodology discussed.

The following sections discuss the use of spatial averaging for various receptor types and exposure pathways.

4.7.3.1.1 Residential Receptors

Follow the steps in Section 4.7.3 outlining the spatial averaging methodology. To remain health protective when evaluating a residential receptor, spatial averaging should not take place using large nested domains. The domain used for spatial averaging should be no larger than 20 meters by 20 meters with a maximum grid spacing resolution of equal to or less than five meters. This domain represents an area

that is approximately the size of a small urban lot. The size of the domain and resolution of points shall be subject to approval by the District, ARB, or other reviewing authority.

4.7.3.1.2 *Worker Receptors*

Offsite worker locations (e.g. MEIW) may also be a candidate for spatial averaging. However, workers can be at the same location during almost their entire daily work shift (e.g., desk/office workers). When this is the situation, then the traditional method of using a single location and corresponding modeled concentration is appropriate. If spatial averaging is used, care should be taken to determine the proper domain size and grid resolution. Follow the steps in Section 4.7.3 outlining the spatial averaging methodology. To be consistent with the residential receptor assumptions and remain health protective, a modeling domain size no larger than 20 meters by 20 meters is recommended with a grid spacing resolution of equal to or less than five meters. However, if workers routinely and continuously move throughout the worksite over a space greater than 20 meters by 20 meters, then a larger domain may be considered.

The HRA or modeling protocol shall support all assumptions used, including, but not limited to, documentation for all workers showing the area where each worker routinely performs their duties and the percentage of time spent in those areas. The final domain size should not be greater than the smallest area of worker movement. Other considerations for determining domain size and grid spacing resolution may include an evaluation of the concentration gradients across the worker area. The grid spacing used within the domain to find the concentration that will be used to calculate health impacts should be sufficient in number and detail to obtain a representative concentration across the area of interest. The size of the domain and resolution of points shall be subject to approval by the District, ARB, or other reviewing authority.

4.7.3.1.3 *Pastures, Gardens, or Water Bodies*

The simplified approach of using the concentration (deposition rate) at the centroid, a specific point of interest, or the PMI location for an area being evaluated for noninhalation exposures (e.g., a body of water used for fishing, a pasture used for grazing, area of a garden, etc.) is acceptable for use in HRA. However, evaluating deposition concentrations over pasture land, a garden, or a water body for multipathway exposure scenarios using spatial averaging could give more representative estimates of the overall deposition rate. Use of spatial averaging in this application is subject to approval by the District, ARB, or other reviewing authority.

If spatial averaging will be done, follow the steps in Section 4.7.3.1 outlining the spatial averaging methodology. When using spatial averaging over the deposition area, care should be taken to determine the proper domain size to make sure it includes all reasonable areas of potential deposition. The size and shape of the area of interest (e.g., pasture or water body) should be identified and used for the modeling domain. The grid spacing or resolution used within the domain should be sufficient in detail to obtain a representative deposition concentration across the area of interest. One way

to determine the grid resolution is to include an evaluation of the concentration gradients across the deposition area. The HRA or modeling protocol shall support all assumptions used, including, but not limited to, documentation of the deposition area (e.g., size and shape of the pasture, garden, or water body, maps, representative coordinates, grid resolution, concentration gradients, etc.). The size of the domain and grid resolution is subject to approval by the reviewing authority.

In lieu of following the details in the paragraph above, the approach used for the other receptors (e.g., MEIR, MEIW) that uses a domain size not greater than 20 meters by 20 meters, located on the PMI within the area of interest, with a maximum grid spacing resolution of five meters, can be used. This default refined approach would apply to deposition areas greater than 20 meters by 20 meters. For smaller deposition areas, the simplified approach of using the PMI for the area, the concentration at the centroid or a specific point of interest, or averaging over the actual smaller domain can be used. This again is subject to approval by the reviewing authority.

The HRA or modeling protocol shall support all assumptions used, including, but not limited to, documentation of the deposition area (e.g., size and shape of the water body, pasture, or garden; all data; maps; representative coordinates, and etc.), and the details clarifying how and where the averaging was done (e.g., location and magnitude of concentration gradients, the grid spacing used).

4.8 Meteorological Data

Refined air dispersion models require hourly meteorological data. The first step in obtaining meteorological data should be to check with the District and the ARB for data availability. Other sources of data include the National Weather Service (NWS), National Climatic Data Center (NCDC), Asheville, North Carolina, ARB meteorological database (METDB), military stations and private networks. Meteorological data for a subset of NWS stations are available from the U.S. EPA Support Center for Regulatory Air Models (SCRAM). The SCRAM can be accessed at www.epa.gov/scram001/main.htm. All meteorological data sources should be approved by the District. Data not obtained directly from the District or the ARB should be checked for quality, representativeness, and completeness. It should be approved by the District before use. U.S. EPA provides guidance (U.S. EPA, 1995e) for these data. Meteorological data may need further processing. Data users can consult with the District or the ARB on how to process the raw meteorological data. The risk assessment should indicate if the District required the use of a specified meteorological data set. All memos indicating District approval of meteorological data should be attached in an appendix. If no representative meteorological data are available, screening procedures should be used as indicated in Section 4.10.

The analyst should acquire enough meteorological data to ensure that the worst-case meteorological conditions are represented in the model results. The US-EPA Guideline on Air Quality Models (U.S. EPA 2005) prefers that the latest five years of consecutive meteorological data be used to represent long term averages (i.e., cancer and chronic impacts). Previous OEHHA guidance allowed the use of the worst-case year to save

computer time. The processing speed of modern computers has increased to the point where processing five years of data over one year is no longer burdensome. However, the District may determine that one year of representative meteorological data is sufficient to adequately characterize the facility's impact. This may especially be the case when five years of quality consecutive data are not available.

To determine long term average concentrations the data can be averaged. For calculation of the one-hour maximum concentrations needed to evaluate acute effects, the worst-case year should be used in conjunction with the maximum hourly emission rate. For example, the long term average concentration and one-hour maximum concentration at a single receptor for five years of meteorological data are calculated below:

Year	Annual Average ($\mu\text{g}/\text{m}^3$)	Maximum One-Hour ($\mu\text{g}/\text{m}^3$)
1	7	100
2	5	80
3	9	90
4	8	110
5	6	90
5-year average	7	

In the above example, the long-term average concentration over five years is $7 \mu\text{g}/\text{m}^3$. Therefore, $7 \mu\text{g}/\text{m}^3$ should be used to evaluate carcinogenic and chronic effects (i.e., annual average concentration). The one-hour maximum concentration is the highest one-hour concentration in the five-year period. Therefore, $110 \mu\text{g}/\text{m}^3$ is the peak one-hour concentration that should be used to evaluate acute effects.

The higher hourly concentration usually occurs when meteorological dispersion conditions become worse, such as, calm or light wind, inversion, etc. Inversion usually happens in late afternoon through early morning. As the sun goes down, the atmospheric temperature near surface starts to fall, usually faster than the temperature in the upper atmosphere causing a temperature inversion layer to form and extend downward. This inversion layer usually sustains throughout the night, and remains until early morning. Because of the inversion (cold air sitting on warm air at the top of the inversion layer), pollutant vertical mixing is very low in the morning.

When predicted concentrations are high and the mixing height is very low for the corresponding averaging period, the modeling results deserve additional consideration. For receptors in the near field, it is within the model formulation to accept a very low mixing height for short durations. However, it would be unlikely that the very low mixing height would persist long enough for the pollutants to travel into the far field. In the

event that the analyst identifies any of these time periods, they should be discussed with the District on a case-by-case basis.

4.8.1 Meteorological Data Formats

Most short-term dispersion models require input of hourly meteorological data in a format which depends on the model. U.S. EPA provides software for processing meteorological data for use in U.S. EPA recommended dispersion models. U.S. EPA recommended meteorological processors include the Meteorological Processor for Regulatory Models (MPRM), PCRAMMET, and AERMET. Use of these processors will ensure that the meteorological data used in an U.S. EPA recommended dispersion model will be processed in a manner consistent with the requirements of the model.

Meteorological data for a subset of NWS stations are available on the World Wide Web at the U.S. EPA SCRAM address, <http://www.epa.gov/scram001>.

4.8.2 Treatment of Calms

Calms are hours when the wind speed is below the starting threshold of the anemometer. Gaussian plume models require a wind speed and direction to estimate plume dispersion in the downwind direction.

U.S. EPA's policy is to disregard calms until such time as an appropriate analytical approach is available. The recommended U.S. EPA models contain a routine that eliminates the effect of the calms by nullifying concentrations during calm hours and recalculating short-term and annual average concentrations. Certain models lacking this built-in feature can have their output processed by U.S. EPA's CALMPRO program (U.S. EPA, 1984a) to achieve the same effect. Because the adjustments to the concentrations for calms are made by either the models or the postprocessor, actual measured on-site wind speeds should always be input to the preprocessor. These actual wind speeds should then be adjusted as appropriate under the current U.S. EPA guidance by the preprocessor.

Following the U.S. EPA methodology, measured on-site wind speeds of less than 1.0 m/s, but above the instrument threshold, should be set equal to 1.0 m/s by the preprocessor when used as input to Gaussian models. Calms are identified in the preprocessed data file by a wind speed of 1.0 m/s and a wind direction equal to the previous hour. For input to AERMOD, no adjustment should be made to the site specific wind data. AERMOD can produce model estimates for conditions when the wind speed may be less than 1 m/s but still greater than the instrument threshold. Some air districts provide pre-processed meteorological data for use in their district that treats calms differently. Local air districts should be consulted for available meteorological data. In addition, to reduce the number of calms and missing winds in the surface data, EPA has developed a pre-processor – AERMINUTE – to process 1-minute ASOS wind data for generating hourly average wind speed and directions for input to AERMET in Stage 2. The details can be found in the EPA's AERMINUTE User's Instructions at:

http://www.epa.gov/ttn/scram/models/aermod/aerminute_userguide_v11059_draft.pdf

If the fraction of calm hours is excessive, then an alternative approach may need to be considered to characterize dispersion. The Calpuff model modeling system can simulate calm winds as well as complex wind flow and therefore is a viable alternative. The local air district should be consulted for alternative approaches.

4.8.3 Treatment of Missing Data

Missing data refer to those hours for which no meteorological data are available from the primary on-site source for the variable in question. When missing values arise, they should be handled in one of the following ways listed below, in the following order of preference:

- (1) If there are other on-site data, such as measurements at another height, they may be used when the primary data are missing. If the height differences are significant, corrections based on established vertical profiles should be made. Site-specific vertical profiles based on historical on-site data may also be appropriate to use if their determination is approved by the reviewing authority. If there is question as to the representativeness of the other on-site data, they should not be used.
- (2) If there are only one or two missing hours, then linear interpolation of missing data may be acceptable, however, caution should be used when the missing hour(s) occur(s) during day/night transition periods.
- (3) If representative off-site data exist, they may be used. In many cases this approach may be acceptable for cloud cover, ceiling height, mixing height, and temperature. This approach will rarely be acceptable for wind speed and direction. The representativeness of off-site data should be discussed and agreed upon in advance with the reviewing authority.
- (4) An imputation methodology may be acceptable, provided it is well-documented, sufficiently justified, and properly applied.
- (5) Failing any of the above, the data field should be coded as missing using missing data codes appropriate to the applicable meteorological pre-processor.

Appropriate model options for treating missing data, if available in the model, should be employed. Substitutions for missing data should only be made in order to complete the data set for modeling applications, and should not be used to attain the “regulatory completeness” requirement of 90%. That is, the meteorological data base must be 90% complete on a monthly basis (before substitution) in order to be acceptable for use in air dispersion modeling. The use of any data substitution technique should be thoroughly documented to provide the District or reviewing authority with all the information necessary to determine its approvability.

If the recommended methods for addressing missing meteorological data cannot be achieved as described, then alternative approaches should be discussed and developed in conjunction with the District or reviewing authority.

4.8.4 Representativeness of Meteorological Data

The atmospheric dispersion characteristics at an emission source need to be evaluated to determine if the collected meteorological data can be used to adequately represent atmospheric dispersion for the project.

Such determinations are required when the available meteorological data are acquired at a location other than that of the proposed source. In some instances, even though meteorological data are acquired at the location of the pollutant source, they still may not correctly characterize the important atmospheric dispersion conditions.

Considerations of representativeness are always made in atmospheric dispersion modeling whether the data base is "on-site" or "off-site." These considerations call for the judgment of a meteorologist or an equivalent professional with expertise in atmospheric dispersion modeling. If in doubt, the District should be consulted.

4.8.4.1 Spatial Dependence

The location where the meteorological data are acquired should be compared to the source location for similarity of terrain features. For example, in complex terrain, the following considerations should be addressed in consultation with the District:

- Aspect ratio of terrain, i.e., ratio of:
 - Height of valley walls to width of valley;
 - Height of ridge to length of ridge; and
 - Height of isolated hill to width of hill at its base
- Slope of terrain
- Ratio of terrain height to stack/plume height
- Distance of source from terrain (i.e., how close to valley wall, ridge, isolated hill)
- Correlation of terrain feature to prevailing meteorological conditions

Likewise, if the source is located on a plateau or plain, the source of meteorological data used should be from a similar plateau or plain.

Judgments of representativeness should be made only when sites are climatologically similar. Sites in nearby, but different air sheds, often exhibit different weather patterns. For instance, meteorological data acquired along a shoreline are not normally representative of inland sites and vice versa.

Meteorological data collected need to be examined to determine if drainage, transition, and synoptic flow patterns are characteristics of the source, especially those critical to the regulatory application. Consideration of orientation, temperature, and ground cover should be included in the review.

An important aspect of space dependence is height above the ground. Where practical, meteorological data should be acquired at the release height, as well as above or below, depending on the buoyancy of the source's emissions. AERMOD at a minimum requires wind observations at a height above ground between seven times the local surface roughness height and 100 meters.

4.8.4.2 Temporal Dependence

To be representative, meteorological data must be of sufficient duration to define the range of sequential atmospheric conditions anticipated at a site. As a minimum, one full year of on-site meteorological data is necessary to prescribe this time series. Multiple years of data are used to describe variations in annual and short-term impacts. Consecutive years from the most recent, readily available 5-year period are preferred to represent these yearly variations.

4.8.4.3 Further Considerations

It may be necessary to recognize the non-homogeneity of meteorological variables in the air mass in which pollutants disperse. This non-homogeneity may be essential in correctly describing the dispersion phenomena. Therefore, measurements of meteorological variables at multiple locations and heights may be required to correctly represent these meteorological fields. Such measurements are generally required in complex terrain or near large land-water body interfaces.

It is important to recognize that, although certain meteorological variables may be considered unrepresentative of another site (for instance, wind direction or wind speed), other variables may be representative (such as temperature, dew point, cloud cover). Exclusion of one variable does not necessarily exclude all. For instance, one can argue that weather observations made at different locations are likely to be similar if the observers at each location are within sight of one another - a stronger argument can be made for some types of observations (e.g., cloud cover) than others. Although by no means a sufficient condition, the fact that two observers can "see" one another supports a conclusion that they would observe similar weather conditions.

Other factors affecting representativeness include change in surface roughness, topography and atmospheric stability. Currently there are no established analytical or statistical techniques to determine representativeness of meteorological data. The establishment and maintenance of an on-site data collection program generally fulfills the requirement for "representative" data. If in doubt, the District should be consulted.

4.8.5 *Alternative Meteorological Data Sources*

It is necessary, in the consideration of most air pollution problems, to obtain data on site-specific atmospheric dispersion. Frequently, an on-site measurement program must be initiated. As discussed in Section 4.8.3, representative off-site data may be used to substitute for missing periods of on-site data. There are also situations where current or past meteorological records from a National Weather Service station may suffice. These considerations call for the judgment of a meteorologist or an equivalent professional with expertise in atmospheric dispersion modeling. More information on Weather Stations including: National Weather Service (NWS), military observations, supplementary airways reporting stations, upper air and private networks, is provided in "On-Site Meteorological Program Guidance for Regulatory Modeling Applications" (U.S. EPA, 1995e).

4.8.5.1 Recommendations

On-site meteorological data should be processed to provide input data in a format consistent with the particular models being used. The input format for U.S. EPA short-term regulatory models is defined in U.S. EPA's MPRM. The input format for AERMOD is defined in the AERMET meteorological pre-processor. Processors are available on the SCRAM web site. The actual wind speeds should be coded on the original input data set. Wind speeds less than 1.0 m/s but above the instrument threshold should be set equal to 1.0 m/s by the preprocessor when used as input to Gaussian models. Wind speeds below the instrument threshold of the cup or vane, whichever is greater, should be considered calm, and are identified in the preprocessed data file by a wind speed of 1.0 m/s and a wind direction equal to the previous hour. For input to AERMOD, no adjustment should be made to the site specific wind data. AERMOD can produce model estimates for conditions when the wind speed may be less than 1 m/s but still greater than the instrument threshold.

If data are missing from the primary source, they should be handled as follows, in order of preference: (1) substitution of other representative on-site data; (2) linear interpolation of one or two missing hours; (3) substitution of representative off-site data; (4) use of a well-documented and justified imputation methodology; or (5) coding as a missing data field, according to the discussions in Section 4.8.3. The use of any data substitution technique should be thoroughly documented to provide the District or reviewing authority with all the information necessary to determine its approvability.

If the data processing recommendations in this section cannot be achieved, then alternative approaches should be discussed and developed in conjunction with the District or reviewing authority.

4.8.6 *Quality Assurance and Control*

The purpose of quality assurance and maintenance is the generation of a representative amount (90% of hourly values for a year on a monthly basis) of valid data. For more information on data validation consult reference U.S. EPA (1995e). Maintenance may

be considered the physical activity necessary to keep the measurement system operating as it should. Quality assurance is the management effort to achieve the goal of valid data through plans of action and documentation of compliance with the plans.

Quality assurance (QA) will be most effective when following a QA Plan which has been signed-off by appropriate project or organizational authority. The QA Plan should contain the following information (paraphrased and particularized to meteorology from Lockhart):

1. Project description - how meteorology data are to be used
2. Project organization - how data validity is supported
3. QA objective - how QA will document validity claims
4. Calibration method and frequency - for data
5. Data flow - from samples to archived valid values
6. Validation and reporting methods - for data
7. Audits - performance and system
8. Preventive maintenance
9. Procedures to implement QA objectives - details
10. Management support - corrective action and reports

It is important for the person providing the quality assurance (QA) function to be independent of the organization responsible for the collection of the data and the maintenance of the measurement systems. Ideally, the QA auditor works for a separate company.

4.9 Model Selection

There are several air dispersion models that can be used to estimate pollutant concentrations and new ones are likely to be developed. U.S. EPA added AERMOD, which incorporates the PRIME downwash algorithm, to the list of preferred models in 2005 as a replacement to ISCST3. CalPuff was added in 2003. The latest version of the U.S. EPA recommended models can be found at the SCRAM Bulletin board located at <http://www.epa.gov/scram001>. However, any model, whether a U.S. EPA guideline model or otherwise, must be approved for use by the local air district. Recommended models and guidelines for using alternative models are presented in this section. All air dispersion models used to estimate pollutant concentrations for risk assessment analyses must be in the public domain. Classification according to terrain, source type and level of analysis is necessary before selecting a model (see Section 4.4). The selection of averaging times in the modeling analysis is based on the health effects of concern. Annual average concentrations are required for an analysis of carcinogenic or other chronic effects. One-hour maximum concentrations are required for analysis of acute effects.

4.9.1 Recommended Models

Recommended air dispersion models to estimate concentrations for risk assessment analyses are generally referenced in US EPA's Guideline on Air Quality Models

available at <http://www.epa.gov/scram001>. Currently AERMOD is recommended for most refined risk assessments in flat or complex terrain and in rural or urban environments¹. In addition, CalPuff is available where spatial wind fields are highly variable or transport distances are large (e.g., 50 km). AERSCREEN is a screening model based on AERMOD. AERSCREEN can be used when representative meteorological data are unavailable. CTSCREEN is available for screening risk assessments in complex terrain. The most current version of the models should be used for risk assessment analysis. Some facilities may also require models capable of special circumstances such as dispersion near coastal areas. For more information on modeling special cases see Sections 4.12 and 4.13.

Most air dispersion models contain provisions that allow the user to select among alternative algorithms to calculate pollutant concentrations. Only some of these algorithms are approved for regulatory application such as the preparation of health risk assessments. The sections in this guideline that provide a description of each recommended model contain information on the specific switches and/or algorithms that must be selected for regulatory application.

To further facilitate the model selection, the District should be consulted for additional recommendations on the appropriate model(s) or a protocol submitted for District review and approval (see Section 4.14.1).

4.9.2 *Alternative Models*

Alternative models are acceptable if applicability is demonstrated or if they produce results identical or superior to those obtained using one of the preferred models referenced in Section 4.9.1. For more information on the applicability of alternative models refer to the following documents:

- U.S. EPA (2005). "Guideline on Air Quality Models" Section 3.2.2
- U.S. EPA (1992). "Protocol for Determining the Best Performing Model"
- U.S. EPA (1985a). "Interim Procedures for Evaluating Air Quality Models – Experience with Implementation"
- U.S. EPA (1984b). "Interim Procedures for Evaluating Air Quality Models (Revised)"

4.10 Screening Air Dispersion Models

A screening model may be used to provide a maximum concentration that is biased toward overestimation of public exposure. Use of screening models in place of refined modeling procedures is optional unless the District specifically requires the use of a refined model. Screening models are normally used when no representative meteorological data are available and may be used as a preliminary estimate to determine if a more detailed assessment is warranted.

¹ AERMOD was promulgated by U.S. EPA as a replacement to ISCST3 on November 9, 2006.

Some screening models provide only 1-hour average concentration estimates. Other averaging periods can be estimated based on the maximum 1-hour average concentration in consultation and approval of the responsible air district. Because of variations in local meteorology, the exact factor selected may vary from one district to another. Table 4.2 provides guidance on the range and typical values applied. The conversion factors are designed to bias predicted longer term averaging periods towards overestimation.

Table 4.2 Recommended Factors to Convert Maximum 1-hour Avg. Concentrations to Other Averaging Periods (U.S. EPA, 2011, 1995a; ARB, 1994).

Averaging Time	Range	Typical SCREEN3 Recommended	AERSCREEN Recommended
3 hours	0.8 - 1.0	0.9	1.0
8 hours	0.5 - 0.9	0.7	0.9
24 hours	0.2 - 0.6	0.4	0.6
30 days	0.2 - 0.3	0.3	
Annual	0.06 - 0.1	0.08	0.1

AERSCREEN automatically provides the converted concentration for longer than 1-hour averaging periods. For area sources, the AERSCREEN 3, 8, and 24-hour average concentration are equal to the 1-hour concentration. No annual average concentration is calculated. SCREEN3 values are shown for comparison purposes.

4.10.1 AERSCREEN

The AERSCREEN (U.S. EPA, 2011) model is now available and should be used in lieu of SCREEN3 with approval of the local District. AERSCREEN is a screening level air quality model based on AERMOD. AERSCREEN does not require the gathering of hourly meteorological data. Rather, AERSCREEN requires the use of the MAKEMET program which generates a site specific matrix of meteorological conditions for input to the AERMOD model. MAKEMET generates a matrix of meteorological conditions based on local surface characteristics, ambient temperatures, minimum wind speed, and anemometer height.

AERSCREEN is currently limited to modeling a single point, capped stack, horizontal stack, rectangular area, circular area, flare, or volume source. More than one source may be modeled by consolidating the emissions into one emission source.

4.10.2 *Valley Screening*

The Valley model is designed to simulate a specific worst-case condition in complex terrain, namely that of a plume impaction on terrain under stable atmospheric conditions. The algorithms of the VALLEY model are included in other models such as SCREEN3 and their use is recommended in place of the VALLEY model. The usefulness of the VALLEY model and its algorithms is limited to pollutants for which only long-term average concentrations are required. For more information on the Valley model consult the user's guide (Burt, 1977).

4.10.2.1 Regulatory Options

Regulatory application of the Valley model requires the setting of the following values during a model run:

- Class F Stability (rural) and Class E Stability (urban)
- Wind Speed = 2.5 m/s
- 6 hours of occurrence of a single wind direction (not exceeding a 22.5 deg sector)
- 2.6 stable plume rise factor

4.10.3 **CTSCREEN**

The CTSCREEN model (Perry et al., 1990) is the screening mode of the Complex Terrain Dispersion Model (CTDMPLUS). CTSCREEN can be used to model single point sources only. It may be used in a screening mode for multiple sources on a case by case basis in consultation with the District. CTSCREEN is designed to provide conservative, yet theoretically sounder, worst-case 1-hour concentration estimates for receptors located on terrain above stack height. Internally-coded time-scaling factors are applied to obtain other averages (see Table 4.3). These factors were developed by comparing the results of simulations between CTSCREEN and CTDMPLUS for a variety of scenarios and provide conservative estimates (Perry et al., 1990).

CTSCREEN produces identical results as CTDMPLUS if the same meteorology is used in both models. CTSCREEN accounts for the three-dimensional nature of the plume and terrain interaction and requires detailed terrain data representative of the modeling domain. A summary of the input parameters required to run CTSCREEN is given in Table 4.4. The input parameters are provided in three separate text files. The terrain topography file (TERRAIN) and the receptor information file (RECEPTOR) may be generated with a preprocessor that is included in the CTSCREEN package. In order to generate the terrain topography file the analyst must have digitized contour information.

Table 4.3 Time-scaling factors internally coded in CTSCREEN

Averaging Period	Scaling Factor
3 hours	0.7
24 hour	0.15
Annual	0.03

Table 4.4 Input Parameters Required to Run CTSCREEN

Parameter	File
Miscellaneous program switches	CTDM.IN
Site Latitude and Longitude (degrees)	CTDM.IN
Site TIME ZONE	CTDM.IN
Meteorology Tower Coordinates (user units)	CTDM.IN
Source Coordinates: x and y (user units)	CTDM.IN
Source Base Elevation (user units)	CTDM.IN
Stack Height (m)	CTDM.IN
Stack Diameter (m)	CTDM.IN
Stack Gas Temperature (K)	CTDM.IN
Stack Gas Exit Velocity (m/s)	CTDM.IN
Emission Rate (g/s)	CTDM.IN
Surface Roughness for each Hill (m)	CTDM.IN
Meteorology: Wind Direction (optional)	CTDM.IN
Terrain Topography	TERRAIN
Receptor Information (coordinates and associated hill number)	RECEPTOR

4.11 Refined Air Dispersion Models

Refined air dispersion models are designed to provide more representative concentration estimates than screening models. In general, the algorithms of refined models are more robust and have the capability to account for site-specific meteorological conditions. For more information regarding general aspects of model selection see Section 4.9.

4.11.1 AERMOD

For a wide variety of applications in all types of terrain, the recommended model is AERMOD. AERMOD is a steady-state plume dispersion model for assessment of pollutant concentrations from a variety of sources. AERMOD simulates transport and dispersion from multiple point, area, or volume sources based on an up-to-date characterization of the atmospheric boundary layer. Sources may be located in rural or urban areas and receptors may be located in simple or complex terrain. AERMOD accounts for building wake effects (i.e., plume downwash) based on the PRIME building downwash algorithms. The model employs hourly sequential preprocessed meteorological data to estimate concentrations for averaging times from one hour to one year (also multiple years). AERMOD is designed to operate in concert with two pre-processor codes: AERMET processes meteorological data for input to AERMOD, and AERMAP processes terrain elevation data and generates receptor information for input to AERMOD. Guidance on input requirements may be found in the AERMOD Users Guide.

4.11.1.1 Regulatory Options

U.S. EPA regulatory application of AERMOD requires the selection of specific switches (i.e., algorithms) during a model run. All the regulatory options can be set by selecting the DFAULT keyword. The U.S. EPA regulatory options, automatically selected when the DFAULT keyword is used, are:

- Stack-tip downwash
- Incorporates the effects of elevated terrain
- Includes calms and missing data processing routines
- Does not allow for exponential decay for applications other than a 4-hour half life for SO₂

Additional information on these options is available in the AERMOD User's Guide.

4.11.1.2 Special Cases

- a. Building Downwash:
AERMOD automatically determines if the plume is affected by the wake region of buildings when their dimensions are given. The specification of building dimensions does not necessarily mean that there will be downwash. See

Section 4.13.1 for guidance on how to determine when downwash is likely to occur.

b. Area Sources:

The area source algorithm in AERMOD estimates source emission strength by integrating an area upwind of the receptor location. Receptors may be placed within the area itself, downwind of the area or adjacent to the area. However, since the vertical distribution parameter (σ_z) goes to zero as the downwind distance goes to zero, the plume function solution is infinite for a downwind receptor distance of zero. In order to avoid such singularity in the plume function solution, the AERMOD model arbitrarily sets the plume function to zero when the receptor distance is less than one meter. As a result, the area source algorithm will not provide reliable solutions for receptors located within or adjacent to very small areas, with dimensions on the order of a few meters across. In these cases, the receptor should be placed at least one meter outside of the area.

c. Volume Sources:

The volume source algorithms in AERMOD require an estimate of the initial distribution of the emission source. The initial distribution of emissions for a volume source is in the horizontal and vertical directions. When modeling volume source emissions, one needs to provide initial horizontal (σ_{y0}) and vertical (σ_{z0}) dimensions as accurate as possible so that pollutant buoyancy and dispersion are also calculated accurately. US EPA's AERMOD User Guide provides suggested procedures to estimate these initial dimensions based on source type (Table 3-1) (U.S. EPA, 2004a).

d. Line Sources:

Examples of line sources include conveyor belts or roads. Depending on the source, these can be modeled three ways; as a line source, as a series of volume sources, or as an elongated area source. Where the emission source is neutrally buoyant, such as a conveyor belt, AERMOD can be used according to the user guide. In the event that the line source is a roadway, then additional considerations are required.

At the present time, CALINE (CALINE3, CAL3QHCR, and CALINE4) is the only model dedicated to modeling the enhanced mechanical and thermal turbulence created by motor vehicles traveling on a roadway. Of these, CAL3QHCR is the only model that accepts hourly meteorological data and can estimate annual average concentrations. However, CALINE uses the Pasquill-Gifford stability categories which are used in the ISCST model. AERMOD is now the preferred plume model over ISCST3 with continuous plume dispersion calculations based on observations but AERMOD does not include the enhanced roadway turbulence. Therefore, in the case where roadway emissions dominate the risk assessment, it may be most important to simulate the enhanced thermal and mechanical turbulence from motor vehicles with the CAL3QHCR model.

In the case where roadway emissions are a subset of all emissions for the risk assessment, including roadway emissions along with facility emissions, it may be best to use AERMOD for all emissions, roadway and facility, in order to maintain continuity with one dispersion model for the risk assessment. If AERMOD is used, it is important to consider that a major freeway may act similar to a large building which can cause some mixing and therefore initial vertical dispersion. This dispersion could be estimated with sensitivity studies based on wind speed, wind angle, roadway orientation, roadway width, and etc. This could be a complex estimation and needs very adept modeling skills. Roadway modeling should be evaluated on a case-by-case basis in consultation with the District or the reviewing authority.

Line sources inputs include a composite fleetwide emission factor, roadway geometry, hourly vehicle activity (i.e., diurnal vehicle per hour pattern), hourly meteorological data, and receptor placement. For practical information on how to simulate roadway emissions using these models, see CAPCOA's website at <http://www.capcoa.org> or the Sacramento Metropolitan AQMD (SMAQMD) website at <http://www.airquality.org/ceqa/RoadwayProtocol.shtml>. The SMAQMD has a document titled, "Recommended Protocol for Evaluating the Location of Sensitive Land Uses Adjacent to Major Roadways" (January, 2010).

- e. Complex Terrain:
AERMOD uses the Dividing Streamline (H_c) concept for complex terrain. Above H_c , the plume is assumed to be "terrain following" in the convective boundary layer. Below H_c , the plume is assumed to be "terrain impacting" in the stable boundary layer. AERMOD computes the concentration at any receptor as a weighted function between the two plume states (U.S. EPA, 2004b).
- f. Deposition:
AERMOD contains algorithms to model settling and deposition and requires additional information to do so including particle size distribution. For more information consult the AERMOD User's Guide (U.S. EPA, 2004a).
- g. Diurnal Considerations:
Systematic diurnal changes in atmospheric conditions are expected along the coast (or any large body of water) or in substantially hilly terrain. The wind speed and direction are highly dependent on time of day as the sun rises and begins to heat the Earth. The sun heats the surface of the land faster than the water surface. Therefore the air above the land warms up sooner than over water. This creates a buoyant effect of warm air rising over land and the cool air from over water moves in to fill the void. Near large bodies of water (e.g., the ocean) this is known as a sea breeze. In complex terrain this is known as upslope flow as the hot air follows the terrain upwards. When the sun sets and the surface of the land begins to cool, the air above also cools and creates a draining effect. Near the water this is the land breeze; in complex terrain this is known as downslope or drainage flow. In addition, for the sea breeze, the atmospheric

conditions change rapidly from neutral or stable conditions over water to unstable conditions over land.

Near the large bodies of water the sea breeze is typical in the afternoon and the land breeze is typical for the early morning before sunrise. In complex terrain upslope flow is typical in the afternoon, while drainage flow is typical at night. Diurnal profiles need to be evaluated in conjunction with the facility emissions since sources can have varied emission profiles (e.g., some sources are continuously emitting while others are intermittent). These intermittent emission profiles may be influenced by diurnal patterns; therefore, they need to be evaluated to properly estimate potential exposures. For these reasons, it is especially important to simulate facility emissions with a hourly diurnal pattern reflective of source activity so that the risk assessment is representative of daily conditions.

- h. 8-hour Modeling for the Offsite Worker's Exposure and Residential Exposure:
If the ground level air concentrations from a facility operating 5 days a week, 8 hours per day have been estimated by a 24 hour per day annual average, an adjustment factor can be applied to estimate the air concentration that an offsite worker with the same schedule would be exposed to. The 24-hour annual average concentration is multiplied times 4.2.

If the meteorology during the time that the facility is emitting is used, hourly model simulations need to be post-processed to cull out the data needed for the offsite worker exposure. See Appendix M for information on how to calculate the refined offsite worker concentrations using the hourly raw results from the AERMOD air dispersion model. For more discussion on worker exposure, see Section 4.8.1.

Eight-hour exposure modeling can be used to evaluate the potential for health impacts (including effects of repeated exposures) in children and teachers exposed during school hours. Although not required in the HRA, 8-hour exposure modeling could also be performed at the discretion of the District to a residential scenario (i.e., the MEIR) where a facility operates only a portion of the day and exposure to residences are not adequately reflected by averaging concentrations over a 24 hour day.

4.11.1.3 HARP Dispersion Analysis

It is highly recommended that air dispersion analysis be performed using the HARP software. HARP can perform refined dispersion analysis by utilizing the U.S. EPA standard program AERMOD. In the future, the updated version of HARP will link the AERMOD outputs with risk assessment modules.

4.11.2 CTDMPLUS

CTDMPLUS is a Gaussian air quality model for use in all stability conditions in complex terrain. In comparison with other models, CTDMPLUS requires considerably more

detailed meteorological data and terrain information that must be supplied using specifically designed preprocessors. CTDMPLUS was designed to handle up to 40 point sources.

4.12 Modeling to Obtain Concentrations used for Various Health Impacts

The following section outlines how emissions and air dispersion modeling results are used or adjusted for a receptor that is exposed to either a non-continuous or continuously emitting source.

4.12.1 Emission Rates for Cancer, Chronic, and Acute Health Impacts

As discussed in Section 4.2.1.1, the HRA should include both annual average emissions and maximum 1-hour emissions for each pollutant emitted by the facility. Maximum 1-hour emissions are used for acute noncancer health impacts while annual emissions are used for chronic exposures (i.e., chronic and 8-hour noncancer health impacts or cancer risk assessment). When applying the emission rates in the air dispersion analysis, it is important not to artificially inflate or deplete the reported emission inventory.

For annual average emissions, the emissions are spread evenly over the entire year for continuous emitting sources. However, for sources where the emission patterns vary (i.e., non-continuous emitting sources), the emission rate should also account for the facility's emission schedule. If appropriate, the variable emissions rate option (e.g., hour-of-day) should be used in the air dispersion analysis. For more information consult the AERMOD User's Guide (U.S. EPA, 2004a). Also, when calculating emission rates for acute health impacts, it is important the emission rates never exceed the reported maximum 1-hour emissions.

4.12.2 Modeling and Adjustments for Inhalation Cancer Risk at a Worksite

Modeled long-term averages are typically used for cancer risk assessments for residents and workers. In an inhalation cancer risk assessment for an offsite worker, the long-term average should represent what the worker breathes during their work shift. However, the long-term averages calculated from AERMOD typically represent exposures for receptors that were present 24 hours a day and seven days per week (i.e., the schedule of a residential receptor). To estimate the offsite worker's concentration, there are two approaches. The more refined, complex, and time consuming approach is to post-process the hourly raw dispersion model output and examine the hourly concentrations that fall within the offsite worker's shift. See Appendix M for information on how to simulate the long-term concentration for the offsite worker that can be used to estimate inhalation cancer risk.

In lieu of post-processing the hourly dispersion model output, the more typical approach is to obtain the long-term average concentration as you would for modeling a residential receptor and approximate the worker's inhalation exposure using an adjustment factor. The actual adjustment factor that is used to adjust the concentration may differ from the example below based on the specifics of the source and worker receptor

(e.g., work-shift overlap). Once the worker's inhalation concentration is determined, the inhalation dose is calculated using additional exposure frequency and duration adjustments. See Chapter 5 for more information on the inhalation dose equation.

4.12.2.1 Non-Continuous Sources

When modeling a non-continuously emitting source (e.g., operating for eight hours per day and five days per week), the modeled long-term average concentrations are based on 24 hours a day and seven days per week for the period of the meteorological data set. Even though the emitting source is modeled using a non-continuous emissions schedule, the long-term concentration is still based on 24 hours a day and seven days per week. Thus, this concentration includes the zero hours when the source was not operating. For the offsite worker inhalation risk, we want to determine the long-term concentration the worker is breathing during their work shift. Therefore, the long-term concentration needs to be adjusted so it is based only on the hours when the worker is present. For example, assuming the emitting source and worker's schedules are the same, the adjustment factor is $4.2 = (24 \text{ hours per day} / 8 \text{ hours per shift}) \times (7 \text{ days in a week} / 5 \text{ days in a work week})$. In this example, the long term residential exposure is adjusted upward to represent the exposure to a worker. Additional concentration adjustments may be appropriate depending on the work shift overlap. These adjustments are discussed below.

The calculation of the adjustment factor from a non-continuous emitting source is summarized in the following steps.

- a. Obtain the long-term concentrations from air dispersion modeling as is typical for residential receptors (all hours of a year for the entire period of the meteorological data set).
- b. Determine the coincident hours per day and days per week between the source's emission schedule and the offsite worker's schedule.
- c. Calculate the worker adjustment factor (WAF) using Equation 4.1. When assessing inhalation cancer health impacts, a discount factor (*DF*) may also be applied if the offsite worker's schedule partially overlaps with the source's emission schedule. The discount factor is based on the number of coincident hours per day and days per week between the source's emission schedule and the offsite worker's schedule (see Equation 4.2). The *DF* is always less than or equal to one.

Please note that worker adjustment factor does not apply if the source's emission schedule and the offsite worker's schedule do not overlap. Since the worker is not present during the time that the source is emitting, the worker is not exposed to the source's emission (i.e., the *DF* in Equation 4.2 becomes 0).

$$WAF = \frac{H_{residential}}{H_{source}} \times \frac{D_{residential}}{D_{source}} \times DF \quad \text{Eq. 4.1}$$

Where:

WAF = the worker adjustment factor

$H_{residential}$ = the number of hours per day the long-term residential concentration is based on (always 24 hours)

H_{source} = the number of hours the source operates per day

$D_{residential}$ = the number of days per week the long-term residential concentration is based on (always 7 days)

D_{source} = the number of days the source operates per week

DF = a discount factor for when the offsite worker's schedule partially overlaps the source's emission schedule. Use 1 if the offsite worker's schedule occurs within the source's emission schedule. If the offsite worker's schedule partially overlaps with the source's emission schedule, then calculate the discount factor using Equation 4.2 below.

$$DF = \frac{H_{coincident}}{H_{worker}} \times \frac{D_{coincident}}{D_{worker}} \quad \text{Eq. 4.2}$$

Where:

DF = the discount factor for assessing cancer impacts

$H_{coincident}$ = the number of hours per day the offsite worker's schedule and the source's emission schedule overlap

$D_{coincident}$ = the number of days per week the offsite worker's schedule and the source's emission schedule overlap

H_{worker} = the number of hours the offsite worker works per day

D_{worker} = the number of days the offsite worker works per week

- d. The final step is to estimate the offsite worker's inhalation concentration by multiplying the worker adjustment factor with the long-term residential concentration. The worker's concentration is then plugged into the dose equation and risk calculation.

The HARP software has the ability to calculate worker impacts using an approximation factor and, in the future, it will have the ability to post-process refined worker concentrations using the hourly raw results from an air dispersion analysis.

4.12.2.2 Continuous Sources

If the source is continuously emitting, then the worker is assumed to breathe the long-term annual average concentration during their work shift. Equation 4.1 becomes one and no concentration adjustments are necessary in this situation when estimating the inhalation cancer risk. Note however, if an assessor does not wish to apply the assumption the worker breathes the long-term annual average concentration during the work shift, then a refined concentration can be post-processed as described in Appendix M. All alternative assumptions should be approved by the reviewing authority and supported in the presentation of results.

4.12.3 **Modeling and Adjustments for Noncancer 8-Hour RELs**

For 8-hour noncancer health impacts, we evaluate if the receptor (e.g., worker or resident) is exposed to an 8 hour average concentration, occurring daily, that exceeds the 8-hour REL. The 8 hour RELs were derived primarily for the offsite worker scenario. Although not required in an HRA, residential receptors can be evaluated with an 8-hour

REL at the discretion of the District or Reviewing authority. For ease, we use a worker receptor in this discussion and in the discussion below for a non-continuously emitting source. The daily average concentration is intended to represent the long-term average concentration the worker is breathing during the work shift. In general, there are two approaches for estimating the concentration used for the 8-hour hazard index. The more refined, complex, and time consuming approach is to post-process the hourly dispersion model output and use only the hourly concentrations that are coincident with the offsite worker hours to obtain the long-term concentration. See Appendix M for information on how to simulate the daily average concentration through air dispersion modeling.

Before proceeding through a refined analysis described in Appendix M, the assessor may wish to approximate the long-term concentration, as described below, and calculate the 8-hour hazard index. In lieu of post-processing the hourly dispersion model output described in Appendix M, the more typical approach is to obtain the long-term average concentration as you would for modeling a residential receptor and approximate the worker's inhalation concentration using an adjustment factor. The method for applying the adjustment factor is described in the section below.

The results from the 8-hour hazard index calculations should not be combined with the chronic or acute hazard indices. Each of the potential noncancer health impacts should be reported independently. See Chapter 8 for more discussion on calculating health impacts.

4.12.3.1 Non-Continuous Sources

When modeling a non-continuously emitting source (e.g., operating for eight hours per day and five days per week), the modeled long-term average concentrations are based on 24 hours a day and seven days per week for the period of the meteorological data set. Even though the emitting source is modeled using a non-continuous emissions schedule, the long-term concentration is still based on 24 hours a day and seven days per week. Thus, this concentration includes the zero hours when the source was not operating. For the offsite worker 8-hour hazard index, we want to determine the long-term average daily concentration the worker may be breathing during their work shift. This is similar to the cancer approximation adjustment method with one difference; there is no adjustment for partial overlap between the worker's schedule and the source's emission schedule. The reason for this difference in methodology is because the 8-hour REL health factors are designed for repeated 8-hour exposures and cannot readily be adjusted to other durations of exposure. The 8-hour RELs should be used for typical daily work shifts of 8-9 hours. For further questions, assessors should contact OEHHA, the District, or reviewing authority to determine if the 8-hour RELs should be used in your HRA. Any discussions or directions to exclude the 8-hour REL evaluation should be documented in the HRA.

When calculating the long-term average daily concentration for the 8-hour REL comparison, the long-term residential concentration needs to be adjusted so it is based only on the operating hours of the emitting source with the assumption the offsite

worker's shift falls within the emitting source's schedule. For example, assuming the emitting source operates 8 hours per day, 5 days per week and the offsite worker's schedule falls anywhere within this period of emissions, then the adjustment factor is $4.2 = (24 \text{ hours per day} / 8 \text{ hours of emissions per day}) \times (7 \text{ days in a week} / 5 \text{ days of emissions per week})$. In this example, the long term residential exposure is adjusted upward to represent the 8-hour exposure to a worker. No adjustments are applied for partial work shift overlap with the emitting source. If the source emits at night, then see Appendix N for additional recommendations.

Using the approximation factor is a screening method. If the 8-hour hazard index is above a threshold of concern with this method, the district or assessor should contact OEHHA for further guidance regarding the substance of concern. If necessary, further evaluation can be performed using the refined daily average modeling methodology discussed in Appendix M.

The calculation of the adjustment factor from a non-continuous emitting source is summarized in the following steps.

- b. Obtain the long-term concentrations from air dispersion modeling as is typical for residential receptors (all hours of a year for the entire period of the meteorological data set).
- c. Calculate the worker adjustment factor (WAF) using Equation 4.3. The source's emission schedule is assumed to overlap offsite worker's schedule. Note that the worker adjustment factor and the 8-hour inhalation REL do not apply if the source's emission schedule and the offsite worker's schedule do not overlap at some point.

$$WAF = \frac{H_{residential}}{H_{source}} \times \frac{D_{residential}}{D_{source}} \quad \text{Eq. 4.3}$$

Where:

WAF = the worker adjustment factor

$H_{residential}$ = the number of hours per day the long-term residential concentration is based on (always 24 hours)

H_{source} = the number of hours the source operates per day

$D_{residential}$ = the number of days per week the long-term residential concentration is based on (always 7 days).

D_{source} = the number of days the source operates per week.

- d. The final step is to estimate the offsite worker's daily average inhalation concentration by multiplying the WAF with the long-term residential concentration. The worker's concentration is then used to calculate the 8-hour hazard index. This method using the approximation factor is a screening method. If the 8-hour hazard index is above a threshold of concern, the district or assessor should contact OEHHA for further guidance regarding the substance of concern.

In the future, the HARP software will have the ability to use 8-hour RELs, calculate worker impacts using an approximation factor, and to post-process worker concentrations using the hourly raw results from an air dispersion analysis.

4.12.3.2 Continuous Sources

If the source is continuously emitting, then the worker is assumed to breathe the long-term annual average concentration during their work shift and no concentration adjustments are made when estimating 8-hour health impacts. Note however, if an assessor does not wish to assume the worker breathes the long-term annual average concentration during the work shift, then a refined concentration can be post-processed as described in Appendix M. All alternative assumptions should be approved by the reviewing authority and supported in the presentation of results.

Note that 8-hour RELs are not typically used for continuously emitting sources for residential receptors. In this situation it is only necessary to estimate a chronic Hazard Index using the annual average concentrations and chronic RELs. However, there may be situations where the District may wish to assess an 8-hour Hazard Index, for example, where there are significant differences in modeled concentration of emissions during the day due to diurnal wind patterns.

4.12.4 *Modeling and Adjustment Factors for Noncancer Chronic RELs*

Potential chronic noncancer health impacts use the long-term annual average concentration regardless of the emitting facility's schedule. No adjustment factors should be used to adjust this concentration. Chronic RELs are used to assess not only residential health impacts, but in many cases worker health impacts as well. There are currently only a limited number of substances with an 8-hour inhalation REL, and a facility may emit only, or mostly, substances that currently have just a chronic REL. Until there are 8-hour RELs for all the Hot Spots substances emitted from a specified facility, we recommend determining the chronic HI for the MEIW to adequately protect the offsite worker.

The results from the chronic hazard index calculations are not combined with the 8-hour or acute hazard indices. All potential noncancer results should be reported independently. See Chapter 8 for more discussion on calculating health impacts.

4.12.5 *Modeling and Adjustments for Oral Cancer Potencies and Oral RELs*

When estimating the cancer risk or noncancer health impacts from noninhalation pathways, no adjustment is made to the long-term annual average concentration regardless of the emitting facility's schedule. Since the media (e.g., soil) at the receptor location where deposition takes place for noninhalation pathways is continuously present, the concentrations used for all noninhalation pathways are not adjusted (up or down) by an adjustment factor. However, some adjustments are made to the concentration once the pollutants reach the media, for example, pollutants undergo decay in soils. In addition, when the dose for each pathway is calculated, exposure adjustments may also be made. See Chapter 5 of this document and the Technical

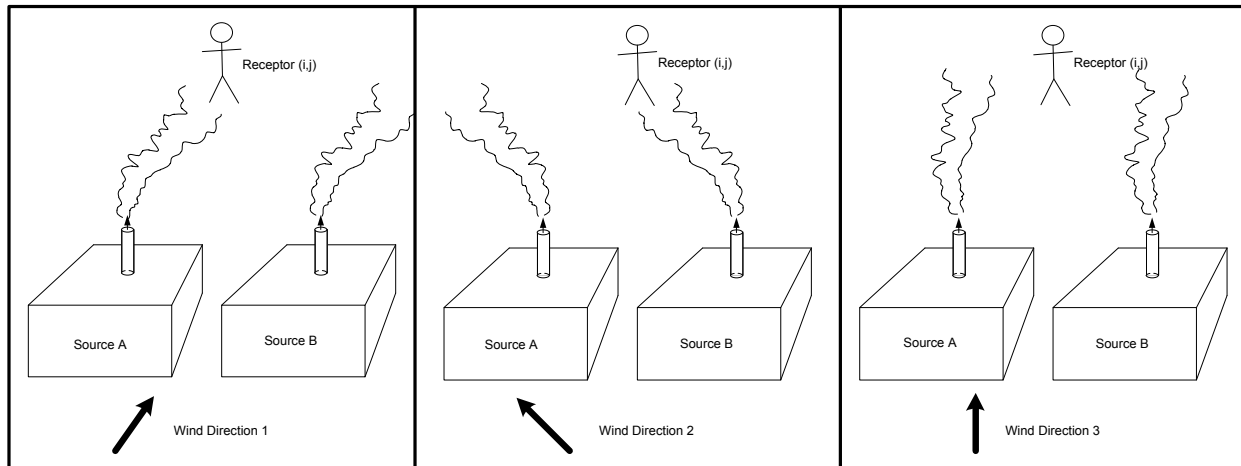
Support Document for Exposure Assessment and Stochastic Analysis (OEHHA, 2012) to get more information on these types of adjustments. Oral cancer potencies and oral RELs are used to assess both residential or worker health impacts.

4.12.6 Modeling One-Hour Concentrations using Simple and Refined Acute Calculations

Modeled one-hour concentrations are needed for the acute health hazard index calculations. HARP has two methods to calculate this concentration: Simple and Refined. As an aid to understanding the differences between Simple and Refined, Figure 2 shows three possible conditions showing how wind direction may vary and impact a downwind receptor (i,j) differently from just two sources (A and B).

For the Simple calculation, HARP stores only the maximum one-hour concentration at each receptor (i,j) from each source (A and B) as the dispersion model marches down each hour of the simulation (e.g., one to five years of hourly data). At the end of the simulation period, HARP reports back only the maximum impacts at each receptor from each source regardless of which hour of the simulation period this occurred. For example, the Simple Maximum Acute Impacts would be the summation of Source A impacts from Wind Direction 1 and Source B impacts from Wind Direction 2 as shown in Figure 2.

For the Refined simulation, HARP stores each hourly concentration at each receptor (i,j) from each source. At the end of the simulation period, HARP evaluates the coincident impact at each receptor from all sources for each hour of the simulation period. In this case the maximum impacts will be identified by a particular hour of the period with associated wind speed, direction, and atmospheric conditions. For example, the Refined Maximum Acute impact from Sources A and B on receptor (i,j) could be from any wind direction (1,2, or 3) as shown in Figure 2. Since HARP stores all simulations for all sources – at all receptors – for all hours to calculate the refined impacts, there is great potential to fill large amounts of disk storage space. The Refined simulation provides a more representative picture of the maximum acute hazard index from a facility. The Simple calculation will provide an upper bound to the acute hazard index.

Figure 2 Acute Scenarios

4.13 Modeling Special Cases; Specialized Models

Special situations arise in modeling some sources that require considerable professional judgment; a few are outlined below. It is recommended that the reader consider retaining professional consultation services if the procedures are unfamiliar. The following sections, taken mostly from the document “On-Site Meteorological Program Guidance for Regulatory Modeling Applications” (U.S. EPA, 1995e), provide general information on data formats and representativeness. Some Districts may have slightly different recommendations from those given here.

4.13.1 Building Downwash

The entrainment of a plume in the wake of a building can result in the “downwash” of the plume to the ground. This effect can increase the maximum ground-level concentration downwind of the source. Therefore, stack sources must be evaluated to determine whether building downwash is a factor in the calculation of maximum ground-level concentrations.

The PRIME algorithm, included with AERMOD, has several advances in modeling building downwash effects including enhanced dispersion in the wake, reduced plume rise due to streamline deflection and increased turbulence, and continuous treatment of the near and far wakes (Schulman, 2000).

Complicated situations involving more than one building may necessitate the use of the Building Profile Input Program (BPIP) which can be used to generate the building dimension section of the input file of the ISC models (U.S. EPA, 1993). The BPIP program calculates each building’s direction-specific projected width. The Building Profile Input Program for PRIME (BPIP-PRM) is the same as BPIP but includes an algorithm for calculating downwash values for input into the PRIME algorithm which is contained in such models as AERMOD. The input structure of BPIP-PRM is the same as that of BPIP.

4.13.2 Deposition

There are two types of deposition: wet deposition and dry deposition. Wet deposition is the incorporation of gases and particles into rain-, fog- or cloud water followed by a precipitation event and also rain scavenging of particles during a precipitation event. Wet deposition of gases is therefore more important for water soluble chemicals; particles (and hence particle-phase chemicals) are efficiently removed by precipitation events (Bidleman, 1988). Dry deposition refers to the removal of gases and particles from the atmosphere.

In the Air Toxics “Hot Spots” program, deposition is quantified for particle-bound pollutants and not gases. Wet deposition of water-soluble gas phase chemicals is thus not considered. When calculating pollutant mass deposited to surfaces without including depletion of pollutant mass from the plume, airborne concentrations remaining in the plume and deposition to surfaces can be overestimated, thereby resulting in overestimates of both the inhalation and multi-pathway risk estimates. However, neglecting deposition in the air dispersion model, while accounting for it in the multipathway health risk assessment, is a conservative, health protective approach (CAPCOA, 1987; Croes, 1988). Misapplication of plume depletion can also lead to possible underestimates of multi-pathway risk and for that reason no depletion is the default assumption. If plume depletion is incorporated, then some consideration for possible resuspension is warranted. An alternative modeling methodology accounting for plume depletion can be discussed with the Air District and used in an approved modeling protocol.

Although not generally used, several air dispersion models can provide downwind concentration estimates that take into account the upwind deposition of pollutants to surfaces and the consequential reduction of mass remaining in the plume. Air dispersion models having deposition and plume depletion algorithms require particle distribution data that are not always readily available. These variables include particle size, mass fraction, and density for input to AERMOD. In addition, the meteorological fields need to include additional parameters including relative humidity, precipitation, cloud cover, and surface pressure. Consequently, depletion of pollutant mass from the plume often is not taken into account.

In conclusion, multipathway risk assessment analyses normally incorporate deposition to surfaces in a screening mode, specifically by assigning a default deposition velocity of 2 cm/s for controlled sources and 5 cm/s for uncontrolled sources in lieu of actual measured size distributions (ARB, 1989). For particles (and particle-phase chemicals), the deposition velocity depends on particle size and is minimal for particles of diameter approximately 0.1-1 micrometer; smaller and larger particles are removed more rapidly.

4.13.3 Short Duration Emissions

Short-duration emissions (i.e., much less than an hour) require special consideration. In general, “puff models” provide a better characterization of the dispersion of pollutants having short-duration emissions. Continuous Gaussian plume models have traditionally

been used for averaging periods as short as about 10 minutes and are not recommended for modeling sources having shorter continuous emission duration.

4.13.4 Fumigation

Fumigation occurs when a plume that was originally emitted into a stable layer in the atmosphere is mixed rapidly to ground-level when unstable air below the plume reaches plume level. Fumigation can cause very high ground-level concentrations. Typical situations in which fumigation occurs are:

- Breaking up of a nocturnal radiation inversion by solar warming of the ground surface (rising warm unstable air); note that the break-up of a nocturnal radiation inversion is a short-lived event and should be modeled accordingly.
- Shoreline fumigation caused by advection of pollutants from a stable marine environment to an unstable inland environment
- Advection of pollutants from a stable rural environment to a turbulent urban environment

SCREEN3 incorporates concentrations due to inversion break-up and shoreline fumigation and is limited to maximum hourly evaluations. The Offshore and Coastal Dispersion Model incorporates overwater plume transport and dispersion as well as changes that occur as the plume crosses the shoreline – hourly meteorological data are needed from both offshore and onshore locations.

4.13.5 Raincap on Stack

The presence of a raincap or any obstacle at the top of the stack hinders the momentum of the exiting gas. The extent of the effect is a function of the distance from the stack exit to the obstruction and of the dimensions and shape of the obstruction.

On the conservative side, the stack could be modeled as having a non-zero, but negligible exiting velocity, effectively eliminating any momentum rise. Such an approach would result in final plume heights closer to the ground and therefore higher concentrations nearby. There are situations where such a procedure might lower the actual population-dose and a comparison with and without reduced exit velocity should be examined.

Plume buoyancy is not strongly reduced by the occurrence of a raincap. Therefore, if the plume rise is dominated by buoyancy, it is not necessary to adjust the stack conditions. (The air dispersion models determine plume rise by either buoyancy or momentum, whichever is greater.)

The stack conditions should be modified when the plume rise is dominated by momentum and in the presence of a raincap or a horizontal stack. Sensitivity studies with the SCREEN3 model, on a case-by-case basis, can be used to determine whether

plume rise is dominated by buoyancy or momentum. The District should be consulted before applying these procedures.

- Set exit velocity to 0.001 m/sec
- Turn stack tip downwash off
- Reduce stack height by 3 times the stack diameter

Stack tip downwash is a function of stack diameter, exit velocity, and wind speed. The maximum stack tip downwash is limited to three times the stack diameter in the AERMOD air dispersion model. In the event of a horizontal stack, stack tip downwash should be turned off and no stack height adjustments should be made. Note: This approach may not be valid for large (several meter) diameter stacks.

An alternative, more refined, approach could be considered for stack gas temperatures which are slightly above ambient (e.g., ten to twenty degrees Fahrenheit above ambient). In this approach, the buoyancy and the volume of the plume remain constant and the momentum is minimized.

- Turn stack tip downwash off
- Reduce stack height by 3 times the stack diameter ($3D_o$)
- Set the stack diameter (D_b) to a large value (e.g., 10 meters)
- Set the stack velocity to $V_b = V_o (D_o/D_b)^2$

Where V_o and D_o are the original stack velocity and diameter and V_b and D_b are the alternative stack velocity and diameter for constant buoyancy. This approach is advantageous when $D_b \gg D_o$ and $V_b \ll V_o$ and should only be used with District approval.

In the presence of building downwash and in the event that PRIME downwash is being utilized in AERMOD, an alternative approach is recommended. PRIME algorithms use the stack diameter to define initial plume radius and to solve conservation laws. The user should input the actual stack diameter and exit temperature but set the exit velocity to a nominally low value (e.g., 0.001 m/s). Also since PRIME does not explicitly consider stack-tip downwash, no adjustments to stack height should be made.

Currently U.S. EPA is BETA testing options for capped and horizontal releases in AERMOD. It is expected that these options will replace the above guidance when BETA testing is complete.

4.13.6 Landfill Sites

Landfills should be modeled as area sources. The possibility of non-uniform emission rates throughout the landfill area should be investigated. A potential cause of non-uniform emission rates would be the existence of cracks or fissures in the landfill cap (where emissions may be much larger). If non-uniform emissions exist, the landfill should be modeled with several smaller areas assigning an appropriate emission factor to each one of them, especially if there are nearby receptors (distances on the same order as the dimensions of the landfill).

4.14 Specialized Models

Some models have been developed for application to very specific conditions. Examples include models capable of simulating sources where both land and water surfaces affect the dispersion of pollutants and models designed to simulate emissions from specific industries.

4.14.1 *Buoyant Line and Point Source Dispersion Model (BLP)*

BLP is a Gaussian plume dispersion model designed for the unique modeling problems associated with aluminum reduction plants, and other industrial sources where plume rise and downwash effects from stationary line sources are important.

4.14.1.1 Regulatory Application

Regulatory application of BLP model requires the selection of the following options:

- rural (IRU=I) mixing height option;
- default (no selection) for all of the following: plume rise wind shear (LSHEAR), transitional point source plume rise (LTRANS), vertical potential temperature gradient (DTHTA), vertical wind speed power law profile exponents (PEXP), maximum variation in number of stability classes per hour (IDELS), pollutant decay (DECFAc), the constant in Briggs' stable plume rise equation (CONST2), constant in Briggs' neutral plume rise equation (CONST3), convergence criterion for the line source calculations (CRIT), and maximum iterations allowed for line source calculations (MAXIT); and
- terrain option (TERAN) set equal to 0.0, 0.0, 0.0, 0.0, 0.0, 0.0.

For more information on the BLP model consult the user's guide (Schulman and Scire, 1980).

4.14.2 *Offshore and Coastal Dispersion Model (OCD)*

OCD (DiCristofaro and Hanna, 1989) is a straight-line Gaussian model developed to determine the impact of offshore emissions from point, area or line sources on the air quality of coastal regions. OCD incorporates "over-water" plume transport and dispersion as well as changes that occur as the plume crosses the shoreline. Hourly meteorological data are needed from both offshore and onshore locations. Additional data needed for OCD are water surface temperature, over-water air temperature, mixing height, and relative humidity.

Some of the key features include platform building downwash, partial plume penetration into elevated inversions, direct use of turbulence intensities for plume dispersion, interaction with the overland internal boundary layer, and continuous shoreline fumigation.

4.14.2.1 Regulatory Application

OCD has been recommended for use by the Minerals Management Service for emissions located on the Outer Continental Shelf (50 FR 12248; 28 March 1985). OCD is applicable for over-water sources where onshore receptors are below the lowest source height. Where onshore receptors are above the lowest source height, offshore plume transport and dispersion may be modeled on a case-by-case basis in consultation with the District.

4.14.3 *Shoreline Dispersion Model (SDM)*

SDM (PEI, 1988) is a hybrid multipoint Gaussian dispersion model that calculates source impact for those hours during the year when fumigation events are expected using a special fumigation algorithm and the MPTER regulatory model for the remaining hours.

SDM may be used on a case-by-case basis for the following applications:

- tall stationary point sources located at a shoreline of any large body of water;
- rural or urban areas;
- flat terrain;
- transport distances less than 50 km;
- 1-hour to 1-year averaging times.

4.15 Interaction with the District

The risk assessor must contact the District to determine if there are any specific requirements. Examples of such requirements may include, but are not limited to: specific receptor location guidance, specific usage of meteorological data, and specific report format (input and output). See Chapter 9 for more information on the format and content of modeling protocols and HRAs.

4.15.1 *Submittal of Modeling Protocol*

It is strongly recommended that a modeling protocol be submitted to the District for review and approval prior to extensive analysis with an air dispersion model. The modeling protocol is a plan of the steps to be taken during the air dispersion modeling process. Following is an example of the format that may be followed in the preparation of the modeling protocol. **Consult with the District to confirm format and content requirements or to determine the availability of District modeling guidelines before submitting the protocol.**

Outline for a Modeling Protocol

I. Introduction

Include the facility name, address, and a brief overview describing the facility's operations.

- Provide a description of the terrain and topography surrounding the facility and potential receptors.
- Indicate the format in which data will be provided. Ideally, the report and summary of data will be on paper and all data and model input and output files will be provided electronically (e.g., compact disk or CD).
- Identify the guidelines used to prepare the protocol (e.g., District Guidelines).

II. Emissions

For each pollutant and process whose emissions are required to be quantified in the HRA, list the annual average emissions (pounds/year and grams/second) and the maximum one-hour emissions (pounds/hour and grams/second)². Maximum 1-hour emissions are used for acute noncancer health impacts while annual emissions are used for chronic exposures (i.e., chronic and 8-hour noncancer health impacts or cancer risk assessment).

- Identify the reference and method(s) used to determine emissions (e.g., source tests, emission factors, etc.). Clearly indicate any emission data that are not reflected in the previously submitted emission inventory report. In this event, a revised emission inventory report will need to be submitted to the District.
- Identify if this will be a multipathway assessment based on emitted substances.

III. Models / Modeling Assumptions

Specify the model and modeling assumptions

- Identify the model(s) to be used, including the version number.
- Identify the model options that will be used in the analysis.

² Except radionuclides, for which annual and hourly emissions are reported in Curies/year and millicuries/hour, respectively.

- Identify the modeling domain(s) and the spacing of receptor grid(s). Grid spacing should be sufficient in number and detail to capture the concentration at all of the receptors of interest.
- Indicate complex terrain options that may be used, if applicable.
- Identify the source type(s) that will be used to represent the facility's operations (e.g., point, area, or volume sources, flare options or other).
- Indicate the preliminary source characteristics (e.g., stack height, gas temperature, exit velocity, dimensions of volume source, etc.).
- Identify and support the use of urban or rural dispersion coefficients for those models that require dispersion coefficients. For other models, identify and support the parameters required to characterize the atmospheric dispersion due to land characteristics (e.g., surface roughness, Monin-Obukhov length).

IV. Meteorological Data

Specify the type, source, and year(s) of hourly meteorological data (e.g., hourly surface data, upper air mixing height information).

- State how the data are representative for the facility site.
- Describe QA/QC procedures.
- Identify any gaps in the data; if gaps exist, describe how the data gaps are filled.

V. Deposition

- Specify the method to calculate deposition (if applicable).

VI. Receptors

Specify the type and location of receptors. Include all relevant information describing how the individual and population-related receptors will be evaluated.

- Identify and describe the location(s) of known or anticipated potential sensitive receptors, the point of maximum impact (PMI), and the maximum exposed individual residential (MEIR) and worker (MEIW) receptors. Identify any special considerations or grids that will be used to model these receptors. This information should correspond with information provided in Section III (e.g., fine receptor spacing of 20 meters at the fence line and centered on the maximum impacts; coarse receptor spacing of 100 meters out to 2,000 meters; extra coarse spacing of 1,000 meters out to 20,000 meters).

- Identify if spatial averaging will be used. Include necessary background information on each receptor including how the domain and spacing will be determined for each receptor or exposure pathway.
- Describe how the cancer burden or population impact estimates are calculated. Clarify the same information for the presentation of noncancer population impacts (e.g., centroids of the census tracts in the area within the zone of impact).
- Specify that actual UTM coordinates and the block/street locations (i.e., north side of 3,000 block of Smith Street), where possible, will be provided for specified receptor locations.
- Identify and support the use of any exposure adjustments (e.g., time a location, diurnal).
- Include the list of anticipated exposure pathways that will be included and indicate which substance will be evaluated in the multipathway assessment. Identify if sensitive receptors are present and which receptors will be evaluated in the HRA.

VII. Maps

Identify how the information will be graphically presented.

- Indicate which cancer risk isopleths will be plotted for the cancer zone of impact (e.g., 10^{-7} , 10^{-6} see Section 4.6.1).
- Indicate the hazard quotients or hazard indices to be plotted for the noncancer acute, 8 hour, and chronic zones of impact (e.g., 0.5, 1.0, etc.).

4.16 Health Risk Assessment Report

This section describes the information related to the air dispersion modeling process that needs to be reported in the risk assessment. This section is also presented in Chapter 9, Summary of the Requirements for a Modeling Protocol and a Health Risk Assessment Report, in Section 9.2. The District may have specific requirements regarding format and content (see Section 4.15). Sample calculations should be provided at each step to indicate how reported emissions data were used. Reviewing agencies must receive input, output, and supporting files of various model analyses on computer-readable media (e.g., CD).

4.16.1 Information on the Facility and its Surroundings

Report the following information regarding the facility and its surroundings:

- Facility Name

- Location (UTM coordinates and street address)
- Land use type (see Section 2.4)
- Local topography
- Facility plot plan identifying:
 - source locations
 - property line
 - horizontal scale
 - building heights
 - emission sources

4.16.2 Source and Emission Inventory Information³

4.16.2.1 Release Parameters

Report the following information for each release location in table format:

- Release location identification number
- Release name
- Release type (e.g., point, volume, area, line, pit, etc.)
- Source identification number(s) used by the facility that emit out of this release location
- Release location using UTM coordinates
- Release parameters by release type (e.g., shown for point source):
 - Stack height (m), stack diameter (building dimensions for downwash), exhaust gas exit velocity (m/s), exhaust gas volumetric flow rate (ACFM), exhaust gas exit temperature (K), etc.

4.16.2.2 Source Description and Operating Schedule

The description and operating schedule for each source should be reported in table form including the following information:

- Source identification number used by the facility
- Source name
- Number of operating hours per day and per year (e.g., 0800-1700, 2700 hr/yr)
- Number of operating days per week (e.g., Mon-Sat)
- Number of operating days or weeks per year (e.g., 52 wk/yr excluding major holidays)
- Release point identification number(s) for where source emissions are released

³ Health and Safety Code section 44346 authorizes facility operators to designate certain "Hot Spots" information as trade secret. Section 44361(a) requires districts to make health risk assessments available for public review upon request. Section 44346 specifies procedures to be followed upon receipt of a request for the release of trade secret information. See also the Inventory Guidelines Report regarding the designation of trade secret information in the Inventory Reports.

- Fraction of source emissions emitted at each release point by release point ID number

4.16.2.3 Emission Control Equipment and Efficiency

Report emission control equipment and efficiency by source and by substance

4.16.2.4 Emissions Data Grouped By Source

Report emission rates for each toxic substance, grouped by source (i.e., emitting device or process identified in Inventory Report), in table form including the following information:

- Source name
- Source identification number
- Substance name and CAS number (from Inventory Guidelines)
- Annual average emissions for each substance (lb/yr)
- Hourly maximum emissions for each substance (lb/hr)

4.16.2.5 Emissions Data Grouped by Substance

Report facility total emission rate by substance for all emitted substances listed in the Air Toxics "Hot Spots" Program including the following information:

- Substance name and CAS number (from Inventory Guidelines)
- Annual average emissions for each substance (lb/yr)
- Hourly maximum emissions for each substance (lb/hr)

4.16.2.6 Emission Estimation Methods

Report the methods used in obtaining the emissions data indicating whether emissions were measured or estimated. Clearly indicate any emission data that are not reflected in the previously submitted emission inventory report and submit a revised emission inventory report to the district. A reader should be able to reproduce the risk assessment without the need for clarification.

4.16.2.7 List of Substances

Include tables listing all "Hot Spots" Program substances which are emitted, plus any other substances required by the District. Indicate substances to be evaluated for cancer risks and noncancer health impacts.

4.16.3 *Exposed Population and Receptor Location*

Report the following information regarding exposed population and receptor locations. See Chapter 9 and specific sections within this chapter for more detailed information.

- Description of zone of impact including map showing the location of the facility, boundaries of zone of impact, census tracts, emission sources, sites of maximum exposure, and the location of all appropriate receptors. This should be a true map (one that shows roads, structures, etc.), drawn to scale, and not just a schematic drawing. USGS 7.5 minute maps or GIS based maps are usually the most appropriate choices. (If significant development has occurred since the user's survey, this should be indicated.)
- Separate maps for the cancer risk zone of impact and the hazard index (noncancer) zone of impact(s). The cancer zone of impact should include isopleths down to at least the 1/1,000,000 risk level. Because some districts use a level below 1/1,000,000 to define the zone of impact, the District should be consulted. Three separate maps (to represent both chronic, 8-hour, and acute HI) should be created to define the zone of impact for the hazard index from both inhalation and noninhalation pathways greater than or equal to 0.5. The point of maximum impact (PMI), maximum exposed individual at a residential receptor (MEIR), the maximum exposed individual worker (MEIW), and any other locations of interest for both cancer and noncancer risks should be located on the maps.
- Tables identifying population units and sensitive receptors (UTM coordinates, receptor IDs, and street addresses of specified receptors).
- Heights or elevations of the receptor points.
- For each receptor type (e.g., PMI, MEIR, MEIW, and any other location(s) of interest) that will utilize spatial averaging, the domain size and grid resolution must be clearly identified. If another domain or grid resolution other than 20 meters by 20 meters with 5-meter grid spacing will be used for a receptor, then care should be taken to determine the proper domain size and grid resolution that should be used. For a worker, the HRA shall support all assumptions used, including, but not limited to, documentation for all workers showing the area where each worker routinely performs their duties. The final domain size should not be greater than the smallest area of worker movement. Other considerations for determining domain size and grid spacing resolution may include an evaluation of the concentration gradients across the worker area. The grid spacing used within the domain should be sufficient in number and detail to obtain a representative concentration across the area of interest. When spatial averaging over the deposition area of a pasture, garden, or water body, care should be taken to determine the proper domain size to make sure it includes all reasonable areas of potential deposition. The size and shape of the pasture, garden, or water body of interest should be identified and used for the modeling domain. The grid spacing or resolution used within the domain should be sufficient in detail to obtain a representative deposition concentration across the area of interest. One way to determine the grid resolution is to include an evaluation of the concentration gradients across the deposition area. The HRA shall support all assumptions used, including, but not limited to, documentation of the deposition area (e.g., size and shape of the pasture or water body, maps,

representative coordinates, grid resolution, concentration gradients, etc.). The use or spatial averaging is subject to approval by the reviewing authority. This includes the size of the domain and grid resolution that is used for spatial averaging of a worksite or multipathway deposition area.

4.16.4 Meteorological Data

If meteorological data were not obtained directly from the District, then the report must clearly indicate the data source and time period used. Meteorological data not obtained from the District must be submitted in electronic form along with justification for their use including information regarding representativeness and quality assurance.

The risk assessment should indicate if the District required the use of a specified meteorological data set. All memos indicating the District's approval of meteorological data should be attached in an appendix.

4.16.5 Model Selection and Modeling Rationale

The report should include an explanation of the model chosen to perform the analysis and any other decisions made during the modeling process. The report should clearly indicate the name of the models that were used, the level of detail (screening or refined analysis) and the rationale behind the selection.

Also report the following information for each air dispersion model used:

- version number
- selected options and parameters in table form
- Identify the modeling domain(s) and the spacing of receptor grid(s). Grid spacing should be sufficient in number and detail to capture the concentration at all receptors of interest.

4.16.6 Air Dispersion Modeling Results

- Maximum hourly and annual average concentrations of chemicals at appropriate receptors such as the residential and worker MEI receptors
- Annual average and maximum one-hour (and 30-day average for lead only) concentrations of chemicals at appropriate receptors listed and referenced to computer printouts of model outputs
- Model printouts (numbered), annual concentrations, maximum hourly concentrations
- Disk with input/output files for air dispersion program (e.g., the AERMOD input file containing the regulatory options and emission parameters, receptor locations, meteorology, etc.)
- Include tables that summarize the annual average concentrations that are calculated for all the substances at each site. The use of tables that present the relative contribution of each emission point to the receptor concentration is recommended. (These tables should have clear reference to the computer

model which generated the data. It should be made clear to any reader how data from the computer output were transferred to these tables.) [As an alternative, the above two tables could contain just the values for sites of maximum impact (i.e., PMI, MEIR and MEIW), and sensitive receptors, if required. All the values would be found in the Appendices.]

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5 - Exposure Assessment

Estimation of Concentration and Dose

5.1 Introduction

This chapter provides a summary of how toxicant ground level air concentrations estimated from air dispersion modeling or monitoring results are used to determine dose at receptors of interest. This chapter includes all the algorithms and data (e.g., point estimates, distributions, and transfer factors) that are needed to determine the substance-specific concentration in exposure media and the dose at a receptor of interest. The determination of exposure concentration and dose precedes the calculations of potential health impacts. See Chapter 8 and Appendix I for information on calculating potential health impacts.

At a minimum, three receptors are evaluated in Hot Spots health risk assessments (HRA) (see Section 4.7); these are:

- the Point of Maximum Impact (PMI),
- the Maximally Exposed Individual Resident (MEIR), and
- the Maximally Exposed Individual Worker (MEIW).

The PMI is defined as the receptor point(s) with the highest acute, 8-hour, chronic, or cancer health impact outside the facility boundary. The facility boundary is defined as the property line. Often the fence is on the property line. The MEIR is typically defined as the existing off-site residence(s) (i.e., house, apartment or other dwelling) with the highest acute, chronic, or cancer health impact. Calculating an 8-hour hazard index is not required for the MEIR, but can be performed at the discretion of the District. The MEIW is typically defined as the existing offsite workplace with the highest acute, 8-hour, chronic, or cancer health impact.

In addition, it may be necessary to determine risks at sensitive receptors (e.g., schools, day care centers, elder care centers, and hospitals). The District or reviewing authority should be consulted in order to determine the appropriate sensitive receptors for evaluation. Some situations may require that on-site receptor (worker or residential) locations be evaluated. Some examples where the health impacts of on-site receptors may be appropriate could be military base housing, prisons, universities, or locations where the public may have regular access for the appropriate exposure period (e.g., a lunch time café or museum for acute exposures). The risk assessor should contact the Air Pollution Control or Air Quality Management District (the District) for guidance about any on-site exposure situations at the emitting facility. These on-site locations should be included in the health risk assessment (HRA). If the facility emits multiple substances from two or more stacks, the acute, 8-hour, chronic, and cancer health impacts at the PMI may be located at different physical locations. The MEIR or MEIW cancer, acute, 8-hour, and chronic receptors may also be at different locations.

The process for determining dose at the receptor location, and ultimately potential health impacts, will likely include air dispersion modeling, and, with less frequency, air monitoring data. Air dispersion modeling combines the facility emissions and release parameters and uses default or site-specific meteorological conditions to estimate downwind, ground-level concentrations at various (user-defined) receptor locations. Air dispersion modeling is described in Chapter 4 and is presented in detail in the *Air Toxics Hot Spots Program Risk Assessment Guidelines; Technical Support Document for Exposure Assessment and Stochastic Analysis* (OEHHA, 2012a).

In summary, the process of using air dispersion modeling results as the basis of an HRA follows these four steps:

- Air dispersion modeling is used to estimate annual average and maximum one-hour ground level concentrations (GLC). The air dispersion modeling results are expressed as an air concentration or in terms of (Chi over Q) for each receptor point. (Chi over Q) is the modeled downwind air concentration (Chi) based on an emission rate of one gram per second (Q). (Chi over Q) is expressed in units of micrograms per cubic meter per gram per second, or $(\mu\text{g}/\text{m}^3)/(\text{g}/\text{s})$. (Chi over Q) is sometimes written as (χ/Q) and is sometimes referred to as the dilution factor.
- When multiple substances are evaluated, the χ/Q is normally utilized since it is based on an emission rate of one gram per second. The χ/Q at the receptor point of interest is multiplied by the substance-specific emission rate (in g/s) to yield the substance-specific ground-level concentration (GLC) in units of $\mu\text{g}/\text{m}^3$. The following equations illustrate this point.

$$\text{GLC} = \left(\chi/Q \right) \times (Q_{\text{substance}})$$

$$\chi/Q = (\text{Chi over Q}) \text{ in } \left(\frac{\mu\text{g}/\text{m}^3}{\text{g}/\text{s}} \right), \text{ from model results with unit emission rate}$$

$$Q_{\text{substance}} = \text{substance specific emission rate} \left(\frac{\text{g}}{\text{s}} \right)$$

- The applicable exposure pathways (e.g., inhalation, soil contact, fish consumption) are identified for the emitted substances, and the receptor locations are identified. This determines which exposure algorithms in this chapter are ultimately used to estimate dose. After the exposure pathways are identified, the fate and transport algorithms described in this chapter are used to estimate concentrations in the applicable exposure media (e.g., soil or water) and the exposure algorithms are used to determine the substance-specific dose.
- The dose is used with cancer and noncancer health values to calculate the potential health impacts for the receptor (Chapter 8). An example calculation

using the high-end point-estimates for the inhalation (breathing) exposure pathway can be found in Appendix I. Appendix I and Chapters 5 (this Section) and 8 also contain information on how the annual average and maximum one-hour ground level concentrations are used for chronic, 8-hour, and acute health risk calculations.

The algorithms in this chapter are also used to calculate media concentrations and dose in the rare instance, for the Hot Spots program, when monitoring equipment was used rather than air dispersion modeling to obtain a receptor's substance-specific GLC. One situation that is specific to monitored data is the treatment of results below the sampling method level of detection (LOD). In short, it is standard risk assessment practice when monitoring results are reported both above and below the LOD to use one-half of the LOD for those sample concentrations reported below the LOD. If all testing or monitoring results fall below the LOD, then assessors should contact the District for appropriate procedures. For more information about reporting emissions under the Hot Spots Program, see the ARB's *Emission Inventory Criteria and Guidelines Regulations (Title 17, California Code of Regulations, Sections 93300-93300.5)*, and the *Emission Inventory Criteria and Guidelines Report (EICG Report)*, which is incorporated by reference therein (ARB, 2007).

The recommended model for calculating and presenting HRA results for the Hot Spots Program is the HARP software, available from the Air Resources Board (ARB). More information on HARP and directions for downloading the software can be found on the ARB's web site at <http://www.arb.ca.gov/toxics/harp/downloads.htm>.

5.2 Criteria for Exposure Pathway Evaluation

In order to determine total dose to the receptor the applicable pathways of exposure need to be identified. The inhalation pathway must be evaluated for all Hot Spots substances emitted by the facility. A small subset of Hot Spots substances is subject to deposition onto soil, plants, and water bodies. These substances need to be evaluated by the appropriate noninhalation pathways, as well as by the inhalation pathway, and the results must be presented in all HRAs. These substances include semi-volatile organic chemicals and heavy metals. Such substances are referred to as multipathway substances. Two steps are necessary to determine if a substance should be evaluated for multipathway impacts:

1. Determine whether the substance or its group (e.g., dioxins, PAHs) is listed in Table 5.1.
2. Determine if the substance has an oral reference exposure level (REL) listed in Table 6.4, or if it has an oral cancer slope factor listed in Table 7.1. Two other references for checking the presence of oral health factors are OEHHA's website (OEHHA, 2012b) and the *Consolidated Table of OEHHA/ARB Approved Risk Assessment Health Values* on the Air Resources Board website (ARB, 2012). Oral or noninhalation exposure pathways include the ingestion of soil, angler-caught fish, drinking water from surface water sources, mother's milk,

homegrown produce, beef, pork, chicken, eggs and cow's milk. The dermal pathway is also evaluated via contact with contaminated soil.

For all multipathway substances, the minimum exposure pathways that must be evaluated at every residential site (in addition to inhalation) are soil ingestion and dermal exposure. If dioxins, furans, PCBs, PAHs or lead are emitted, then the breast-milk consumption pathway also becomes mandatory. The other exposure pathways (e.g., the ingestion of homegrown produce or angler-caught fish) are evaluated on a site-by-site basis. If the resident can be exposed through an impacted exposure pathway, then it must be included in the HRA. However, if there are no vegetable gardens or fruit trees within the zone of impact for a facility, for example, then the produce pathways need not be evaluated. Note that on-site residential receptors are potentially subject to inhalation and noninhalation exposure pathways. Table 8.2 identifies the residential and worker receptor exposure pathways that are mandatory and those that are dependent on the site-specific decisions. While residents can be exposed through several exposure pathways, worker receptors are only evaluated for inhalation, soil ingestion, and dermal exposure using point estimates.

Table 5.1 shows the multipathway substances that, based on available scientific data, can be considered for each noninhalation exposure pathway. The exposure pathways that are evaluated for a substance depend on two factors: 1) whether the substance is considered a multipathway substance for the Hot Spots Program (Table 5.1), and 2) what the site-specific conditions are. A multipathway substance may be excluded from a particular exposure pathway because its physical-chemical properties can preclude significant exposure via the pathway. For example, some water-soluble substances do not appreciably bioaccumulate in fish; therefore, the fish pathway is not appropriate. In addition, if a particular exposure pathway is not impacted by the facility or is not present at the receptor site, then the pathway is not evaluated. For example, if a fishable water body is not impacted by the facility, or the water source is impacted but no receptor uses it for fishing, then the angler-caught fish pathway is not evaluated.

Table 5.1 Specific Pathways to be Analyzed for Each Multipathway Substance

Substance	Soil Ingestion	Dermal	Meat, Milk & Egg Ingestion	Fish Ingestion	Exposed Vegetable Ingestion	Leafy Vegetable Ingestion	Protected Vegetable Ingestion	Root Vegetable Ingestion	Water Ingestion	Breast Milk Ingestion
<i>Inorganic chemicals</i>										
Arsenic & compounds	X	X	X	X	X	X	X	X	X	
Beryllium & compounds	X	X	X	X	X	X	X	X	X	
Cadmium & compounds	X	X	X	X	X	X	X	X	X	
Chromium VI & compounds	X	X	X ^a	X	X	X	X	X	X	
Fluorides (soluble compounds)	X	X	X		X	X	X	X	X	
Lead & compounds	X	X	X	X	X	X	X	X	X	X
Mercury & compounds	X	X	X	X	X	X	X	X	X	
Nickel & compounds	X	X	X	X	X	X	X	X	X	
Selenium & compounds	X	X	X	X	X	X	X	X	X	
<i>Organic chemicals</i>										
Creosotes	X	X	X	X	X	X			X	X
Diethylhexylphthalate	X	X	X	X	X	X			X	
Hexachlorobenzene	X	X	X	X	X	X			X	
Hexachlorocyclohexanes	X	X	X	X	X	X			X	
4,4'-Methylene dianiline	X	X			X	X			X	
Pentachlorophenol ^b										
PCBs	X	X	X	X	X	X			X	X
Polychlorinated dibenzo-p-dioxins and dibenzofurans	X	X	X	X	X	X			X	X
PAHs	X	X	X	X	X	X			X	X

^a Cow's milk only; no multipathway analysis for meat and egg ingestion

^b To be evaluated by pathway in future amendments to the Hot Spots Program

5.3 Estimation of Concentrations in Air, Soil, and Water

Once emissions exit the source, the substances emitted will be dispersed in the air. The substances in the exhaust gas with high vapor pressures will remain largely in the vapor phase, and substances with lower vapor pressures will tend to adsorb to fly ash or other particulate matter. The emission plume may contain both vapor phase substances and particulates. A semivolatile organic toxicant can partition into both vapor and particulate phases. Particulates will deposit on vegetation, on soil, and in water at a rate that is dependent on the particle size. Use the 0.02 m/s deposition rate for emission sources that have verifiable particulate matter control devices or for emission sources that may be uncontrolled but only emit particulate matter that is less than 2.5 microns (e.g., internal combustion engines). The following algorithms are used to estimate concentrations in environmental media including air, soil, water, vegetation, and animal products.

5.3.1 Air

The ground level concentration (GLC, or C_{air} as shown in EQ 5.3.1) of a substance in air is a function of the facility emission rate and the dilution factor (χ/Q) at the points under evaluation.

A. Equation 5.3.1:

$$C_{\text{air}} = Q_{\text{substance}} \times \chi/Q$$

1. C_{air} = Ground level concentration ($\mu\text{g}/\text{m}^3$)
2. $Q_{\text{substance}}$ = Substance emission rate (g/sec)
3. χ/Q = Dilution factor provided by dispersion modeling ($\mu\text{g}/\text{m}^3/\text{g}/\text{sec}$)

a. Recommended values for EQ 5.3.1:

1. $Q_{\text{substance}}$ = Facility-specific, substance emission rate
2. χ/Q = For point of interest, site specific, from dispersion modeling

b. Assumptions for EQ 5.3.1:

1. No plume depletion
2. Emission rate is constant, i.e., assumes steady state

5.3.2 Soil

The average concentration of the substance in soil (C_s) is a function of the deposition, accumulation period, chemical specific soil half-life, mixing depth, and soil bulk density. For simplicity and health protection, the Tier 1 default assumes 70-year soil deposition for the accumulation period at end of 70-year facility lifetime. The risk assessor may also choose a supplemental Tier 2 approach, subject to District approval or reviewing authority approval, in which the assessor applies a soil accumulation period based on the facility's start date of operation (e.g., historical date when emissions began), or the current exposure conditions, and the expected duration of operation.

A. Equation 5.3.2 A:

$$C_s = \text{Dep} \times X / (K_s \times \text{SD} \times \text{BD} \times T_t)$$

1. C_s = Average soil concentration over the evaluation period ($\mu\text{g}/\text{kg}$)
2. Dep = Deposition on the affected soil area per day ($\mu\text{g}/\text{m}^2\text{-d}$)
3. X = Integral function for soil accumulation (d), see **EQ 5.3.2 C** below
4. K_s = Soil elimination constant (d^{-1})
5. SD = Soil mixing depth (m)
6. BD = Soil bulk density (kg/m^3)
7. T_t = Soil exposure duration or soil accumulation period (d)

a: Recommended default values for EQ 5.3.2 A:

1. Dep = Calculated in EQ 5.3.2 B
2. X = Calculated in EQ 5.3.2 C
3. K_s = Calculated in EQ 5.3.2 D
4. SD = 0.01 (m) for playground setting (soil ingestion and dermal pathways) and 0.15 (m) for agricultural setting (produce and meat pathways)
5. BD = 1,333 (kg/m^3)
6. T_t = 25,550 (d) = 70 years

b: Assumptions for EQ 5.3.2 A:

1. Substances are uniformly mixed in soil.
2. Substances are not leached or washed away, except where evidence exists to the contrary.
3. It is assumed that toxicants accumulate in the soil for 70 years from deposition over the 70 year lifespan of the facility. Use 70-year soil accumulation (T_t) for Tier 1 estimation of 9-, 30- and 70-year residential exposure, and 25-year off-site worker exposure.
4. For a receptor ingesting mother's milk, the mother is exposed from birth to 25 years of age; the infant is then born and receives mother's milk for one year. Default assumes 70-year soil accumulation for mother's milk pathway. See Table 5.1 for information on which substances or groups of substances must be evaluated by the mother's milk pathway.

B. Equation 5.3.2 B:

$$\text{Dep} = C_{\text{air}} \times \text{Dep-rate} \times 86,400$$

1. C_{air} = Ground level concentration ($\mu\text{g}/\text{m}^3$)
2. Dep-rate = Vertical rate of deposition (m/sec)
3. 86,400 = Seconds per day conversion factor (sec/d)

a: Recommended default values for EQ 5.3.2 B:

1. C_{air} = Calculated above in EQ 5.3.1 A
2. Dep-rate = Use 0.02 meters/second for controlled sources, or 0.05 meters/second for uncontrolled sources.

b: Assumptions for EQ 5.3.2 B:

1. Deposition rate remains constant. A deposition rate must be used when determining potential noninhalation health impacts. In the absence of facility specific information on the size of the emitted particles, the default values for deposition rate should be used. Currently, the default value of 0.02 meters per second is used for emission sources that have verifiable particulate matter control devices or for emission sources that may be uncontrolled but only emit particulate matter that is less than 2.5 microns

(e.g., internal combustion engines). The 0.05 meters per second default value is used for risk assessment if the emissions are uncontrolled. If other deposition rate factors are used, sufficient support documentation must be included with the HRA.

C. Equation 5.3.2 C:

$$X = \left[\frac{e^{-K_s \cdot T_f} - e^{-K_s \cdot T_o}}{K_s} \right] + T_t$$

1. $e = 2.718$
2. K_s = Soil elimination constant
3. T_f = End of soil accumulation evaluation period (d)
4. T_o = Beginning of soil accumulation evaluation period (d)
5. T_t = Total days of soil exposure (soil accumulation period) $T_f - T_o$ (d)

a: Recommended default values for EQ 5.3.2 C:

- 1: K_s = Calculated in EQ 5.3.2 D
- 2: $T_f = 25,550$ (d) = 70 years. Total soil exposure time at end of facility operation
- 3: $T_o = 0$ (d) The initial time (start period) of soil exposure to all receptors that are impacted by the soil pathway.

Note: Under a Tier 2 scenario, the risk assessor may also adjust T_f and T_t , subject to District approval, to replicate current soil accumulation and expected accumulation at the end of facility operation.

D. Equation 5.3.2 D:

$$K_s = 0.693 / t_{1/2}$$

1. 0.693 = Natural log of 2
2. $t_{1/2}$ = Chemical specific soil half-life (d)

a: Recommended default values for EQ 5.3.2 D:

1. $t_{1/2}$ = Chemical-specific. See Table 5.2

5.3.3 Water

The water pathway is evaluated if a standing water body (e.g., pond or lake) is impacted by facility emissions and is used as a source for drinking water by food-producing animals or humans, or is a source of angler-caught fish. The average concentration of the substance in water (C_w) is a function of direct deposition and material carried in by surface run-off. However, only the contribution from direct deposition will be considered at this time.

A. Equation 5.3.3 A:

$$C_w = C_{depw}$$

1. C_w = Average concentration in water ($\mu\text{g}/\text{kg}$)
2. C_{depw} = Contribution due to direct deposition ($\mu\text{g}/\text{kg}$)

B. Equation 5.3.3 B:

$$C_{\text{depw}} = \text{Dep} \times \text{SA} \times 365 / (\text{WV} \times \text{VC})$$

1. Dep = Deposition on water body per day ($\mu\text{g}/\text{m}^2/\text{d}$)
2. SA = Water surface area (m^2)
3. 365 = Days per year (d/yr)
4. WV = Water volume (kg)
5. VC = Number of volume changes per year

a: Recommended default values for EQ 5.3.3 B:

1. Dep = Calculated above in EQ 5.3.2 B
2. SA = Site specific water surface area (m^2)
3. WV = Site specific water volume in (kg) (1L = 1 kg)
4. VC = Site specific number of volume changes per year
(SA, WV, and VC values can be obtained from the appropriate Department of Water Resources (DWR) Regional office)

b: Assumptions for EQ 5.3.3 B:

1. With the exception of dilution via number of volume changes per year, all material deposited into the water remains suspended or dissolved in the water column and is available for bioaccumulation in fish.

5.3.4 Estimation of Concentrations in Vegetation, Animal Products, and Mother's Milk

Estimates of the concentration of the substance in vegetation, animal products and mother's milk require the use of the results of the air, water, and soil environmental fate evaluation. Plants, animals and nursing mothers will be exposed to the substances at the concentrations previously calculated in Section 5.31 to 5.33 above.

5.3.4.1 Vegetation

The average concentration of a substance in and on vegetation (C_v) is a function of direct deposition of the substance onto the vegetation and of root translocation or uptake from soil contaminated by the substance. We currently recommend root translocation only for the inorganic compounds.

A. Equation 5.3.4.1 A:

$$C_v = C_{\text{depv}} + C_{\text{trans}}$$

1. C_v = Average concentration in and on specific types of vegetation ($\mu\text{g}/\text{kg}$)
2. C_{depv} = Concentration due to direct deposition ($\mu\text{g}/\text{kg}$)
3. C_{trans} = Concentration in vegetation due to root translocation or uptake ($\mu\text{g}/\text{kg}$) – see EQ 5.3.4.1 C below

B. Equation 5.3.4.1 B:

$$C_{\text{depv}} = [\text{Dep} \times \text{IF} / (k \times Y)] \times (1 - e^{-kT})$$

1. Dep = Deposition on affected vegetation per day ($\mu\text{g}/\text{m}^2/\text{d}$)
2. IF = Interception fraction
3. k = Weathering constant (d^{-1})
4. Y = Yield (kg/m^2)
5. e = Base of natural logarithm (2.718)
6. T = Growth period (d)

a: Recommended default values for EQ 5.3.4.1 B:

1. Dep = Calculated above in EQ 5.3.2 B
2. IF = Crop specific:
 - a: Root crops = 0.0
 - b: Leafy crops = 0.2
 - c: Protected crops = 0.0
 - d: Exposed crops = 0.1
 - e: Pasture = 0.7
3. k = 0.1 (d^{-1})
4. Y = 2 (kg/m^2) for root, leafy, protected, exposed and pasture [CA Department of Food and Agriculture dot maps]
5. T = 45 (d) for leafy crops
T = 90 (d) for exposed crops

b: Crop-type definitions for EQ 5.3.4.1 B:

1. **Leafy** crop category consists of broad-leafed vegetables in which the leaf is the edible part. Examples include spinach, lettuce, cabbage, and kale.
2. **Root** crop category includes vegetables in which the edible portion is underground. Examples are potato, radish, and carrot.
3. **Exposed** produce category consists of crops with a small surface area subject to air deposition. Examples include strawberries, tomato, cucumber, zucchini, green bean and bell pepper.
4. **Protected** produce category consists of crops in which the edible part is not exposed to air deposition (e.g., the exposed skin of the crop is removed and not eaten). Examples are corn, pea, pumpkin and oranges.

Tables H-9 through H-15 in Appendix H provide more examples of various leafy, root, exposed and protected crop types.

c: Assumptions for EQ 5.3.4.1 B:

1. No deposition on root or protected crops
2. No uptake and translocation of deposited chemicals onto crops

C. Equation 5.3.4.1 C: (for inorganic compounds)

$$C_{\text{trans}} = C_s \times UF_2$$

1. C_s = Average soil concentration ($\mu\text{g}/\text{kg}$)
2. UF_2 = Uptake factor based on soil concentration

a: Recommended default values for EQ 5.3.4.1 C:

1. C_s = Calculated above in EQ 5.3.2 A
2. UF_2 = See Table 5.2

D. Equation 5.3.4.1 D: (for organic compounds)

$$UF_2 = [(0.03 \times K_{ow}^{0.77}) + 0.82] / [(K_{oc})(F_{oc})]$$

1. 0.03 = Empirical constant
2. K_{ow} = Octanol:water partition factor
3. 0.77 = Empirical constant
4. 0.82 = Empirical constant
5. K_{oc} = Organic carbon partition coefficient
6. F_{oc} = Fraction organic carbon in soil

a: Recommended default values for EQ 5.3.4.1 D:

1. K_{ow} = Chemical specific, see Table 5.2
2. K_{oc} = Chemical specific, see Table 5.2
3. F_{oc} = 0.1

b: Assumptions for EQ 5.3.4.1 D:

1. OEHHA currently has no recommended root uptake factors for organic compounds listed in Table 5.2. Evidence suggests this route is insignificant compared to airborne deposition. Nevertheless, if it becomes necessary in specific cases to assess root uptake for an organic compound, Equation 5.3.4.1 D would be the algorithm OEHHA recommends using to assess root uptake.

5.3.4.2 Animal Products

The average concentration of the substance in animal products (C_{fa}) depends on which routes of exposure exist for the animals. Animal exposure routes include inhalation, soil ingestion, ingestion of contaminated feed and pasture, and ingestion of contaminated water.

A. Equation 5.3.4.2:

$$C_{fa} = (\text{Inhalation} + \text{Water ingestion} + \text{Feed ingestion} + \text{Pasture/Grazing ingestion} + \text{Soil ingestion}) * T_{co}$$

1. C_{fa} = Average concentration in farm animals and their products ($\mu\text{g}/\text{kg}$)
2. Inhalation, water ingestion, etc. = Dose through inhalation, water ingestion, etc. ($\mu\text{g}/\text{d}$)
3. T_{co} = Chemical-specific transfer coefficient of contaminant from diet to animal product (d/kg)

a: Recommended default values for EQ 5.3.4.2:

1. T_{co} = See Tables 5.3a and 5.3b

b: Assumptions for EQ 5.3.4.2:

1. The T_{co} for a given chemical is the same for all exposure routes

5.3.4.2.1 Inhalation**A. Equation 5.3.4.2.1:**

$$\text{Inhalation} = BR_a \times C_{air}$$

1. Inhalation = Dose through inhalation ($\mu\text{g}/\text{d}$)
2. BR_a = Breathing rate for animal (m^3/d)
3. C_{air} = Ground-level concentration ($\mu\text{g}/\text{m}^3$)

a: Recommended default values for EQ 5.3.4.2.1:

1. BR_a = See Table 5.4
2. C_{air} = Calculated above in EQ 5.3.1 A

b: Assumptions for EQ 5.3.4.2.1:

1. All material inhaled is 100% absorbed

5.3.4.2.2 Water Ingestion

The water ingestion pathway is applied if there are surface water sources of drinking water, such as springs, ponds or lakes, which are exposed to airborne deposition of facility emissions. Due to the site-specific nature for this exposure pathway, OEHHA recommends that the risk assessor conduct a survey at the site to estimate the fraction of contaminated drinking water ingested by the animals, if such sources exist.

A. Equation 5.3.4.2.2:

$$\text{Water ingestion} = WI_a \times FSW \times C_w$$

1. Water ingestion = Dose through water ingestion ($\mu\text{g}/\text{d}$)
2. WI_a = Water ingestion for animal (kg/d)
3. FSW = Fraction of water ingested from a contaminated body of water (site-specific)
4. C_w = Average concentration in water ($\mu\text{g}/\text{kg}$)
For water 1 kg = 1 L

a: Recommended default values for EQ 5.3.4.2.2:

1. WI_a = See Table 5.4
2. FSW = Site specific fraction, need to survey water ingestion practices in affected area
3. C_w = Calculated above in EQ 5.3.3 A

5.3.4.2.3 Feed Ingestion

The fraction of feed intake by cattle, pigs and poultry that is contaminated by facility emissions can vary considerably depending on the manner in which the animals are raised. Due to the site-specific nature for this exposure pathway, OEHHA recommends that the risk assessor conduct a survey at the site to estimate the fraction of contaminated feed eaten by the animals. For a Tier 1 assessment, default values are provided by OEHHA (see Table 5.4 and Table 5.4 footnotes) for estimation of exposure to the animals.

Agricultural mixing depth should be used for calculating soil concentration for feed and pasture contamination.

5.3.4.2.3.1 Feed Ingestion**A. Equation 5.3.4.2.3.1:**

$$\text{Feed ingestion} = (1.0 - FG) \times FI \times L \times C_v$$

1. Feed ingestion = Dose through the ingestion of feed ($\mu\text{g}/\text{d}$) that is harvested after it is impacted by source emissions
2. FG = Fraction of diet provided by grazing (site-specific)
3. FI = Feed ingestion rate (kg/d)
4. L = Fraction of locally grown (source impacted) feed that is not pasture (site-specific)
5. C_v = Concentration in feed ($\mu\text{g}/\text{kg}$)

a: Recommended default values EQ 5.3.4.2.3.1:

1. FG = Default values in Table 5.4 footnote b, although a site-specific survey for the fraction of diet provided by grazing is recommended
2. FI = See Table 5.4
3. L = Default values in Table 5.4 footnote b, although a site-specific survey for fraction of locally grown (source impacted) feed that is not pasture is recommended
4. C_v = As calculated above in EQ 5.3.4.1 A

b: Assumptions for EQ 5.3.4.2.3.1:

1. Feed (FI) transported from an off-site location (i.e., not grown locally) is not contaminated by facility emissions.

5.3.4.2.3.2 Pasture/Grazing ingestion

A. Equation 5.3.4.2.3.2:

Pasture/Grazing ingestion = $FG \times C_v \times FI$

1. Pasture/Grazing ingestion = Dose through pasture/grazing ($\mu\text{g}/\text{d}$)
2. FG = Fraction of diet provided by grazing (site-specific)
3. C_v = Concentration in pasture/grazing material ($\mu\text{g}/\text{kg}$)
4. FI = Feed ingestion rate (kg/d)

a: Recommended default values EQ 5.3.4.2.3.2:

1. FG = Default values in Table 5.4 for fraction of diet provided by grazing, although a site-specific survey is recommended
2. C_v = As calculated above in EQ 5.3.4.1 A
3. FI = See Table 5.4

5.3.4.2.4 Soil ingestion

The feeds provided to dairy and beef cattle may contain small quantities of soil. A larger fraction of soil by weight of food is taken up during grazing. Rooting behavior by pigs with access to soil will result in soil ingestion. Likewise, poultry with free access to soil or pasture will also ingest soil. Defaults for soil ingestion are shown in Table 5.4.

A. Equation 5.3.4.2.4 A:

Soil ingestion = $SI_a \times C_s$

1. Soil ingestion = Dose through soil ingestion ($\mu\text{g}/\text{d}$)
2. SI_a = Soil ingestion rate for animal (kg/d)
3. C_s = Average soil concentration ($\mu\text{g}/\text{kg}$)

a: Recommended default values for EQ 5.3.4.2.4 A:

1. SI_a = Calculated below
2. C_s = Calculated above in EQ 5.3.2 A

B. Equation 5.3.4.2.4 B:

$$SI_a = [(1 - FG) \times FS_f \times FI] + [FG \times FS_p \times FI]$$

1. FG = Fraction of diet provided by grazing
2. FS_f = Soil ingested as a fraction of feed ingested
3. FI = Feed ingestion rate (kg/d)
4. FS_p = Soil ingested as a fraction of pasture ingested

a: Recommended default values for EQ 5.3.4.2.4 B:

1. FG = Site specific fraction of diet provided by grazing
2. FS_f = See Table 5.4
3. FI = See Table 5.4
4. FS_p = See Table 5.4

b: Assumptions for EQ 5.3.4.2.4 B:

1. The transfer coefficient is the same for all exposure routes.
2. Soil ingested in feed (FS_f) transported from an off-site location (i.e., not grown locally) is assumed not to be contaminated by facility emissions.

5.3.4.3 Bioaccumulation in Angler-Caught Fish

The average concentration in fish (C_f) is based on the concentration in water and a chemical-specific bioaccumulation factor.

A. Equation 5.3.4.3:

$$C_t = C_w \times BAF$$

1. C_t = Concentration in wet weight tissue (muscle) of fish ($\mu\text{g}/\text{kg}$)
2. C_w = Concentration in water ($\mu\text{g}/\text{kg}$)
3. BAF = Fish bioaccumulation factor (unitless)

a: Recommended default values for Equation 5.3.4.3:

1. C_w = As calculated above in Equation 5.3.3 A
2. BAF = Chemical-specific; see Table 5.2

b: Assumptions for Equation 5.3.4.3:

1. For conversion of a chemical concentration in a volume of water shown as $\mu\text{g/L}$, 1 L water = 1 kg water; thus, for concentration of chemical in water, $\mu\text{g/L} = \mu\text{g/kg}$.
2. For organic chemicals, BAFs lipid-normalized to adult rainbow trout with 4% lipid content in muscle tissue
3. For organic chemicals, BAFs based on the freely dissolved fraction in water under conditions of average particulate organic carbon and dissolved organic carbon in U.S. lakes and other water bodies
4. For inorganic compounds, BAFs based on wet weight muscle tissue concentration and on the total water concentration of the inorganic compound in water.
5. Contaminant concentrations are uniform in water based on dispersion

5.3.4.4 Bioaccumulation in Mother's Milk

The average concentration of a chemical in mother's milk (C_m) is a function of the mother's exposure through all exposure routes (i.e., inhalation, ingestion via food, drinking water, and soil, and dermal absorption via skin contact with soil contaminated with the chemical), the contaminant half-life in the mother's body, and transfer of absorbed chemical to mother's milk. The contaminant half-life in the body and transfer to mother's milk is incorporated in biotransfer coefficients (T_{co}) in Equation 5.3.4.4. See the TSD (OEHHA, 2012a), Appendix J for details on development of biotransfer factors. The substances assessed by the mother's milk pathway are shown in Table 5.1.

A. Equation 5.3.4.4: $C_m = [(D_{\text{inder}} \times T_{co_{m_inder}}) + (D_{\text{ing}} \times T_{co_{m_ing}})] \times BW$

1. C_m = Concentration in mother's milk (mg/kg-milk)
2. D_{inder} = The sum of $DOSE_{\text{air}}$ + $DOSE_{\text{dermal}}$ through inhalation and dermal absorption (mg/kg-BW-day)
3. D_{ing} = The sum of $DOSE_{\text{food}}$ + $DOSE_{\text{soil}}$ + $DOSE_{\text{water}}$ through ingestion (mg/kg-BW-day)
4. $T_{co_{m_inder}}$ = Biotransfer coefficient from inhalation and dermal absorption to mother's milk (d/kg-milk)
5. $T_{co_{m_ing}}$ = Biotransfer coefficient from ingestion to mother's milk (d/kg-milk)
6. BW = Body weight of mother (Kg)

a: Recommended cancer risk default values for EQ 5.3.4.4:

1. D_{ing} = As calculated through ingestion of soil in EQ 5.4.3.1.1 + home-grown produce in EQ 5.4.3.2.1 + home-raised animal products in EQ 5.4.3.2.2 + drinking water in EQ 5.4.3.3.1 + angler-caught fish in EQ 5.4.3.4.1
2. D_{inder} = As calculated through inhalation in EQ 5.4.1.1 + dermal exposure in EQ 5.4.2.1
3. Tco_{m_inder} = See Table 5.5
4. Tco_{m_ing} = See Table 5.5

b: Recommended noncancer risk default values for EQ 5.3.4.4:

1. D_{ing} = As calculated through ingestion of soil in EQ 5.4.3.1.2 + home-grown produce and home-raised animal products in EQ 5.4.3.2.3 + drinking water in EQ 5.4.3.3.2 + angler-caught fish in EQ 5.4.3.4.2
2. D_{inder} = As calculated through inhalation in EQ 5.4.1.1 + dermal exposure in EQ 5.4.2.2
3. Tco_{m_inder} = See Table 5.5
4. Tco_{m_ing} = See Table 5.5

c: Assumptions for EQ 5.3.4.4:

1. Default age of mother at birth is 25 years of age, then nurses the infant for 1 year; Use 16<30 year old high-end (95th percentile) daily breathing rate and intake rates for D_{ing} and D_{inder} for estimating dose to mother.
2. For inhalation dose to mother's milk, it is recommended that the EF variate in EQ 5.4.1.1 is left out for calculation of inhalation dose in the mother's milk pathway.
3. Biotransfer coefficient, Tco_{m_inder} , the same for both inhalation and dermal pathways based on lack of first-pass metabolism through the liver for both of these pathways.
4. Biotransfer coefficient, Tco_{m_ing} , the same for all ingestion pathways based on first-pass metabolism through the liver.
5. For chemicals in Table 5.5 lacking either an oral or inhalation Tco, use the oral Tco for the absent inhalation Tco (i.e., for PCDDs and PCDFs and dioxin-like PCBs), or the inhalation Tco for the absent oral Tco (i.e., for lead) in Equation 5.3.4.4.
6. The concentration in the mother's milk is determined using the derived approach to risk assessment. This method allows use of the high-end dose point estimate for driving exposure pathways and the average dose point estimates for other exposure pathways. See Sections 8.2.6 (cancer) and 8.3.3 (noncancer) for the description of the methodology on how to implement the derived methodology.

Table 5.2a Substance-Specific Default Values for Organic Multipathway Substances

Multipathway Substance	Log K _{oc}	Log K _{ow}	Fish BAF	Root Uptake Factors				GRAF ²	Soil HalfLife (days)
				Root	Leafy	Exposed	Protected		
Creosotes	NA	NA	8 x 10 ⁺²	NA	NA	NA	NA	1.0	4.3 x 10 ⁺²
Diethylhexyl-phthalate	5.34 ¹	7.63 ¹	4 x 10 ⁺¹	NA	NA	NA	NA	1.0	1.5 x 10 ⁺¹
Dioxins and Furans	NA	NA	3 x 10 ⁺⁵	NA	NA	NA	NA	0.43	7.0 x 10 ⁺³
Hexachlorobenzene	NA	NA	8 x 10 ⁺⁴	NA	NA	NA	NA	1.0	1.0 x 10 ⁺⁸
Hexachlorocyclohexanes	NA	NA	3 x 10 ⁺³	NA	NA	NA	NA	1.0	9.4 x 10 ⁺¹
4,4'-Methylene dianiline	2.24 ³	1.59 ⁴	NA	NA	NA	NA	NA	1.0	4.6 x 10 ⁺²
Pentachlorophenol⁵									
Polycyclic Aromatic Hydrocarbons (PAHs)	NA	NA	8 x 10 ⁺²	NA	NA	NA	NA	1.0	4.3 x 10 ⁺²
Polychlorinated Biphenyls	NA	NA	2 x 10 ⁺⁶	NA	NA	NA	NA	1.0	3.2 x 10 ⁺³

(1) Averaged log Kow and Koc values determined by most reliable methods (Staples et al., 1997)

(2) GRAF (Gastrointestinal Relative Absorption Factor). The guidelines allow for adjusting for bioavailability where the evidence warrants. For example, there are good data which indicate that dioxin is not as available to an organism when bound to soil or fly ash matrices relative to when it is in solution or in food. Therefore, a bioavailability factor is incorporated into the model to account for this difference. When information becomes available for other chemicals of concern, this type of bioavailability will be incorporated into the model.

(3) Measured by Hansch et al. (1985)

(4) Estimated according to methodology of Lyman et al. (1990)

(5) To be evaluated for specific default values in future amendments to the Hot Spots Program.

NA - Data Not Available or Not Applicable

Table 5.2b Substance-Specific Default Values for Inorganic Multipathway Substances

Multipathway Substance	Log K _{oc}	Log K _{ow}	Fish BAF	Root Uptake Factors				GRAF ¹	Soil HalfLife (days)
				Root	Leafy	Exposed	Protected		
Arsenic & Inorganic Compounds	NA	NA	2 x 10 ⁺¹	8 x 10 ⁻³	1 x 10 ⁻²	2 x 10 ⁻²	7 x 10 ⁻²	1.0	1.0 x 10 ⁺⁸
Beryllium & Compounds	NA	NA	4 x 10 ⁺¹	5 x 10 ⁻³	2 x 10 ⁻⁴	8 x 10 ⁻³	3 x 10 ⁻⁴	1.0	1.0 x 10 ⁺⁸
Cadmium & Compounds	NA	NA	4 x 10 ⁺¹	8 x 10 ⁻²	1 x 10 ⁻¹	2 x 10 ⁻²	1 x 10 ⁻²	1.0	1.0 x 10 ⁺⁸
Chromium VI & Compounds	NA	NA	2 x 10 ⁺¹	3 x 10 ⁺⁰	3 x 10 ⁻¹	2 x 10 ⁻²	7 x 10 ⁻²	1.0	1.0 x 10 ⁺⁸
Fluorides (soluble compounds)	NA	NA	NA	9 x 10 ⁻³	4 x 10 ⁻²	4 x 10 ⁻³	4 x 10 ⁻³	1.0	1.0 x 10 ⁺⁸
Lead & Compounds	NA	NA	2 x 10 ⁺¹	4 x 10 ⁻³	8 x 10 ⁻³	7 x 10 ⁻³	3 x 10 ⁻³	1.0	1.0 x 10 ⁺⁸
Mercury & Inorganic Compounds²	NA	NA	8 x 10 ⁺¹	2 x 10 ⁻²	2 x 10 ⁻²	9 x 10 ⁻³	1 x 10 ⁻²	1.0	1.0 x 10 ⁺⁸
Nickel and compounds	NA	NA	2 x 10 ⁺¹	6 x 10 ⁻³	1 x 10 ⁻²	3 x 10 ⁻³	3 x 10 ⁻²	1.0	1.0 x 10 ⁺⁸
Selenium & compounds	NA	NA	1 x 10 ⁺³	7 x 10 ⁻²	6 x 10 ⁻²	4 x 10 ⁻²	3 x 10 ⁻¹	1.0	1.0 x 10 ⁺⁸

(1) GRAF (Gastrointestinal Relative Absorption Factor). The guidelines allow for adjusting for bioavailability where the evidence warrants. For example, there are good data which indicate that dioxin is not as available to an organism when bound to soil or fly ash matrices relative to when it is in solution or in food. Therefore, a bioavailability factor is incorporated into the model to account for this difference. When information becomes available for other chemicals of concern, this type of bioavailability will be incorporated into the model.

(2) Methyl mercury (MeHg) is not represented in the category "mercury & inorganic compounds". The BAF for methyl mercury is orders of magnitude higher than for inorganic mercury. Assessment of MeHg for the fish pathway is not directly applicable to the Hot Spots program, as no facilities are known to emit MeHg directly into the air (OEHHA, 2012; OEHHA, 2006), but it may be formed by action of microbes in sediment. Assessing the methylation of mercury deposited into a water body is difficult, and is also very water body-specific. At this time OEHHA cannot address this issue in the Hot Spots program, but will consider addressing this problem in future amendments of the Guidance.

NA - Data Not Available or Not Applicable.

Table 5.3a Animal Transfer Coefficients for Persistent Organic Chemicals

Organic Chemical	Tco (d/kg) ^a				
	Cow's Milk	Chicken Egg	Chicken Meat	Cattle Meat	Pig Meat
Diethylhexylphthalate	9 x 10 ⁻⁵	0.04	0.002	6 x 10 ⁻⁴	5 x 10 ⁻⁴
Hexachlorobenzene	0.02	20	10	0.2	0.08
Hexachlorocyclohexanes	0.01	7	5	0.2	0.09
PAHs	0.01	0.003	0.003	0.07	0.06
Polychlorinated biphenyls					
Congener 77	0.001	6	4	0.07	0.4
81	0.004	10	7	0.2	0.4
105	0.01	10	7	0.6	0.7
114	0.02	10	7	0.9	0.7
118	0.03	10	7	1	0.7
123	0.004	10	7	0.2	0.7
126	0.04	10	7	2	0.7
156	0.02	10	8	0.9	2
157	0.01	10	8	0.5	2
167	0.02	10	8	1	2
169	0.04	10	8	2	2
189	0.005	10	8	0.2	1
Unspeciated (PCB 126) ^b	0.04	10	7	2	0.7
PCDD/Fs					
Congener 2,3,7,8-TCDD	0.02	10	9	0.7	0.1
1,2,3,7,8-PeCDD	0.01	10	9	0.3	0.09
1,2,3,4,7,8-HxCDD	0.009	10	6	0.3	0.2
1,2,3,6,7,8-HxCDD	0.01	10	6	0.4	0.1
1,2,3,7,8,9-HxCDD	0.007	7	3	0.06	0.02
1,2,3,4,6,7,8-HpCDD	0.001	5	2	0.05	0.2
OCDD	0.0006	3	1	0.02	0.1
2,3,7,8-TCDF	0.004	10	6	0.1	0.02
1,2,3,7,8-PeCDF	0.004	30	10	0.1	0.01
2,3,4,7,8-PeCDF	0.02	10	8	0.7	0.09
1,2,3,4,7,8-HxCDF	0.009	10	5	0.3	0.1
1,2,3,6,7,8-HxCDF	0.009	10	6	0.3	0.09
2,3,4,6,7,8-HxCDF	0.008	5	3	0.3	0.06
1,2,3,7,8,9-HxCDF	0.009	3	3	0.3	0.03
1,2,3,4,6,7,8-HpCDF	0.002	3	1	0.07	0.06
1,2,3,4,7,8,9-HpCDF	0.003	3	1	0.1	0.02
OCDF	0.002	1	0.6	0.02	0.03
Unspeciated (2,3,7,8-TCDD) ^b	0.02	10	9	0.7	0.1

^a All Tco values were rounded to the nearest whole number.

^b For unspciated mixtures, use PCB 126 Tcos to represent the class of PCBs, and 2378-TCDD Tcos to represent the class of PCDDs/Fs.

Table 5.3b Animal Transfer Coefficients for Inorganic Chemicals

Inorganic Metals and Chemicals	Tco (d/kg) ^a				
	Cow's Milk	Chicken Egg	Chicken Meat	Cattle Meat	Pig Meat
Arsenic	5×10^{-5}	0.07	0.03	2×10^{-3}	0.01^b
Beryllium	9×10^{-7}	0.09	0.2	3×10^{-4}	0.001
Cadmium	5×10^{-6}	0.01	0.5	2×10^{-4}	0.005
Chromium (VI)	9×10^{-6}	NA ^c	NA	NA	NA
Fluoride	3×10^{-4}	0.008	0.03	8×10^{-4}	0.004^b
Lead	6×10^{-5}	0.04	0.4	3×10^{-4}	0.001^b
Mercury	7×10^{-5}	0.8	0.1	4×10^{-4}	0.002^b
Nickel	3×10^{-5}	0.02	0.02	3×10^{-4}	0.001
Selenium	0.009	3	0.9	0.04	0.5

^a All Tco values were rounded to the nearest whole number.

^b The meat Tco was estimated using the metabolic weight adjustment ratio of 4.8 from cattle to pig

^c NA – no data available or was not applicable

Table 5.4 Point Estimates for Animal Pathway

Parameter	Beef Cattle	Lactating Dairy Cattle	Pigs	Meat Poultry	Egg-laying Poultry
BW (body weight in kg)	533	575	55	1.7	1.6
BR _a (inhalation rate in m ³ /d)	107	115	7	0.4	0.4
WL _a (water consumption in kg/d)	45	110	6.6	0.16	0.23
FI (Food Intake in kg/d) DMI ^a and/or pasture grazing ^b	9	22	2.4	0.13	0.12
FS _f (soil fraction of feed)	0.01	0.01	NA	NA	NA
FS _p (soil fraction of pasture)	0.05	0.05	0.04	0.02	0.02

^a Dry matter intake

^b For beef and dairy cattle, pasture grazing is assumed to be leafy vegetation (grasses, including greenchop) and accounts for half of the cattle's diet (FG=0.5 in Section 5.3.4.2.3). The default assumes on-site pasture grazing contaminated by facility emissions. Fraction of feed or dry matter intake (e.g., hay, grain) grown on-site is assumed to be contaminated by facility emissions and fraction of feed that is grown off-site is not assumed to be contaminated. A default may be used that assumes all feed is grown off-site (L=0 in Section 5.3.4.2.3), but a survey is recommended to verify the fractions of feed grown on-site and off-site.

For pigs with access to soil, but usually confined to a pen, default assumes no pasture grazing (FG=0 in Section 5.3.4.2.3). For feed, estimated intake consists of equal portions of all plant types including exposed, leafy, protected and root in which 10% (L=0.1 in Section 5.3.4.2.3) of the diet is homegrown and contaminated by facility emissions. The fraction of feed that was transported from an off-site location is assumed not to be contaminated by facility emissions.

For poultry including egg-laying and broiler chickens that have access to soil, default assumes no pasture grazing (FG=0 in Section 5.3.4.2.3). Estimated feed intake is composed of equal proportions of all plant types with 5% (L=0.05 in Section 5.3.4.2.3) homegrown and contaminated by facility emissions. The fraction of feed grown off-site and transported to the receptor was not contaminated by facility emissions.

NA - Not applicable. Assume FS_f is equal to zero.

Table 5.5 Mother's Milk Transfer Coefficients (Tco_m)^a

Chemical/chem. group	Tco_m (day/kg-milk)
PCDDs - oral ^b	3.7
PCDFs - oral ^b	1.8
Dioxin-like PCBs - oral ^b	1.7
PAHs – inhalation ^c	1.55
PAHs – oral	0.401
Lead - inhalation ^d	0.064

^a These compound classes represent the chemicals of greatest concern for the mother's milk pathway under the Hot Spots program. It is expected that additional transfer coefficients will be developed for other multipathway chemicals in the Hot Spots Program as data becomes available and is reviewed.

^b Use the oral Tco_m for the inhalation and dermal pathways. The PCDD, PCDF and dioxin-like PCB Tcos were derived using a Random-effects model from individual Tco_m estimates for 7 PCDDs, 9 PCDFs and 12 dioxin-like PCBs (See OEHHA, 2012, Appendix J).

^c Use the inhalation Tco_m for the dermal pathway

^d Use the inhalation Tco_m for the ingestion and dermal pathways

5.4 Estimation of Dose

Once the concentrations of substances are estimated in air, soil, water, plants, and animal products, they are used to evaluate estimated exposure to people. Exposure is evaluated by calculating the daily dose in milligrams per kilogram body weight per day (mg/kg/d). The following algorithms calculate this dose for exposure through inhalation, dermal absorption, and ingestion pathways. All chemicals must be assessed for exposure through inhalation. If there are emissions of one or more of the subset of semi- or non-volatile multipathway substances, the soil ingestion pathway and the dermal soil exposure pathway are also assessed. The mother's milk pathway may also be a mandatory pathway depending on the multipathway substance released (See Table 5.1). The other exposure pathways may also need to be assessed if a survey of the exposure site shows they are present (e.g., ingestion of water, home-grown crops, home-raised animal products, and angler-caught fish).

This section contains average and high-end point estimates and data distributions for adults and children for many exposure pathways. The point-estimates and data distributions for children fall within the 3rd trimester, 0<2, 2<9, and 2<16 year age groupings. The point-estimates and data distributions for adults fall within the 16<30 and 16-70 year age groupings. When evaluating 9-, 30-, and 70-year exposure durations for cancer risk assessment, assessors will use distributions starting at the third trimester.

Workers are assessed for cancer risk as adults using 8-hour breathing rate point estimates (See Table 5.8). Point estimates for workers are listed under "offsite worker." OEHHA has not developed stochastic distributions for worker exposure. Therefore, there is no Tier 3 stochastic approach for offsite worker cancer risk assessment.

5.4.1 *Estimation of Exposure through Inhalation*

The dose through the inhalation route is estimated for cancer risk assessment and noncancer hazard assessment. Both residential and offsite worker exposures are considered. Since residential exposure includes near-continuous long-term exposure at a residence and workers are exposed only during working hours (i.e., 8 hours/day), different breathing rate distributions are used.

5.4.1.1 Residential Inhalation Dose for Cancer Risk Assessment

Exposure through inhalation is a function of the breathing rate, the exposure frequency, and the concentration of a substance in the air. For residential exposure, the breathing rates are determined for specific age groups, so inhalation dose (Dose-air) is calculated for each of these age groups, 3rd trimester, 0<2, 2<9, 2<16, 16<30 and 16-70 years. OEHHA used the mother's breathing rates to estimate dose for the 3rd trimester fetus assuming the dose to the fetus during the 3rd trimester is the same as the mother's dose. These age-specific groupings are needed in order to properly use the age sensitivity factors for cancer risk assessment (see Chapter 8). A Tier 1 evaluation uses the high-end point estimate (i.e., the 95th percentiles) breathing rates for the inhalation

pathway in order to avoid underestimating cancer risk to the public, including children. A possible exception for using high-end breathing rates are when there is exposure to multipathway substances and two of the non-inhalation pathways drive the risk, rather than the inhalation pathway (see Chapter 8).

A. Equation 5.4.1.1: $\text{Dose-air} = C_{\text{air}} \times \{\text{BR/BW}\} \times A \times \text{EF} \times 10^{-6}$

1. Dose-air = Dose through inhalation (mg/kg/d)
2. C_{air} = Concentration in air ($\mu\text{g}/\text{m}^3$)
3. $\{\text{BR/BW}\}$ = Daily Breathing rate normalized to body weight (L/kg body weight - day)
4. A = Inhalation absorption factor (unitless)
5. EF = Exposure frequency (unitless), days/365 days
6. 10^{-6} = Micrograms to milligrams conversion, liters to cubic meters conversion

a: Recommended default values for EQ 5.4.1.1:

1. $\{\text{BR/BW}\}$ = Daily breathing rates by age groupings, see As supplemental information, the assessor may wish to evaluate the inhalation dose by using the mean point estimates in Table 5.6 to provide a range of breathing rates for cancer risk assessment to the risk manager.
2. Table (point estimates) and Table 5.7 (parametric model distributions for Tier III stochastic risk assessment). For Tier 1 residential estimates, use 95th percentile breathing rates in Table 5.6.
3. A = 1
4. EF = 0.96 (350 days/365 days in a year for a resident)

b: Assumption for EQ 5.4.1.1:

1. The fraction of chemical absorbed (A) is the same fraction absorbed in the study on which the cancer potency or Reference Exposure Level is based.

As supplemental information, the assessor may wish to evaluate the inhalation dose by using the mean point estimates in Table 5.6 to provide a range of breathing rates for cancer risk assessment to the risk manager.

Table 5.6 Point Estimates of Residential Daily Breathing Rates for 3rd trimester, 0<2, 2<9, 2<16, 16<30 and 16-70 years (L/kg BW-day)

	3 rd Trimester ^a	0<2 years	2<9 years	2<16 years	16<30 years	16<70 years
	L/kg-day					
Mean	225	658	535	452	210	185
95th Percentile	361	1090	861	745	335	290

^a 3rd trimester **breathing rates** based on breathing rates of pregnant women using the assumption that the dose to the fetus during the 3rd trimester is the same as that to the mother.

Table 5.7 Daily Breathing Rate Distributions by Age Group for Residential Stochastic Analysis (L/kg BW-day)

	3 rd Trimester	0<2 years	2<9 years	2<16 years	16<30 years	16-70 years
Distribution	Max extreme	Max extreme	Max extreme	Log-normal	Logistic	Logistic
Minimum	78	196	156	57	40	13
Maximum	491	2,584	1,713	1,692	635	860
Scale	59.31	568.09	125.59		40.92	36.19
Likeliest	191.50	152.12	462.61			
Location				-144.06		
Mean	225	658	535	452	210	185
Std Dev	72	217	168	172	75	67
Skewness	0.83	2.01	1.64	1.11	0.83	1.32
Kurtosis	3.68	10.61	7.88	6.02	5.17	10.83
Percentiles						
5%	127	416	328	216	96	86
10%	142	454	367	259	118	104
25%	179	525	427	331	161	141
50%	212	618	504	432	207	181
75%	260	723	602	545	252	222
80%	273	758	631	572	261	233
90%	333	934	732	659	307	262
95%	361	1090	861	745	335	290
99%	412	1430	1140	996	432	361

5.4.1.2 Offsite Worker (MEIW) Inhalation Dose for Cancer Risk Assessment

For worker exposure, the default assumes working age begins at 16 years, and that exposures to facility emissions occur during the work shift, typically up to 8 hours per day during work days. Breathing rates that occur over an 8-hour period vary depending on the intensity of the activity (See Table 5.8), and are used to estimate the inhalation dose. The 8-hour breathing rates may also be useful for cancer risk assessment of children and teachers exposed at schools during school hours.

Another risk management consideration for the offsite worker scenario for cancer assessment of a Hot Spots facility is whether there are women of child-bearing age at the MEIW location and whether the MEIW has a daycare center. Since the third trimester is only a short segment of the 25 year exposure duration used for the MEIW, the resulting risk estimate would not differ significantly. An exception to this assumption is high exposure to carcinogens over a short period, as might occur during short-term projects (see Section 8.2.10). In this case, risk assessment during the third trimester may be warranted. However, if there is onsite daycare at the MEIW, then the risks to the children will be underestimated using the offsite adult worker scenario due to increased exposure (per kg body weight) and increased sensitivity to carcinogen exposure (see Section 8.2.1). In this case, the Districts may wish to include a calculation of inhalation dose for the children in the onsite daycare, assuming they could be there from 0 to age 6 years.

Exposed workers may be engaged in activities ranging from desk work, which would reflect breathing rates of sedentary/passive or light activities, to farm worker activities, which would reflect breathing rates of moderate intensity (See Table 5.9). OEHHA recommends default (Tier 1) point estimate 8-hour breathing rates in L/kg-8-hrs based on the mean and 95th percentile of moderate intensity activities, 170 and 230 L/kg-8-hrs, respectively, for adults 16-70 years old.

Many facilities operate non-continuously, as in only 8-10 hours per day, but the air dispersion modeling is performed as if the emissions were uniformly emitted over 24 hours a day, 7 days per week. The air dispersion computer model used, including AERMOD and other models, typically calculate an annual average air concentration based on actual operating conditions but also include the hours of nonoperation in the average concentration.

Therefore, there are two components that determine the worker exposure to facility emissions:

- 1) What is the estimated concentration the worker is exposed to (i.e., breathes), during the work shift, and
- 2) What is the amount of time the offsite worker's schedule overlaps with the facility's emission schedule?

There are two approaches to estimating the modeled concentration the worker is breathing during the work shift. The first approach uses a worker adjustment factor (i.e.,

the WAF) to approximate what the worker is breathing based on the modeling run used for residential receptors. The second approach uses a special modeling run with the hourly raw results from an air dispersion analysis and is described in Appendix M.

The first and more basic approach is to obtain the long term average concentration as you would for modeling a residential receptor, then adjusting this exposure concentration using the calculated WAF (EQ 5.4.1.2 B) to estimate the concentration the offsite worker is exposed to during the work shift (shown as $(C_{\text{air}} \times \text{WAF})$ in EQ 5.4.1.2 A). This method is characteristic of a default approach used in a Tier 1 assessment. Once the exposure concentration is determined, the worker's inhalation dose (Dose-air) can be calculated as shown in EQ 5.4.1.2 A.

The second approach for determining the air concentration the worker is exposed to uses a refined modeling run where the hourly raw dispersion model output are post processed to examine the hourly concentrations that fall within the offsite worker's shift. This method provides a more representative estimate of the air concentration, but is more complex, and time consuming than the first method. See Appendix M for information on how to simulate the long term concentration for the offsite worker that can be used to estimate inhalation cancer risk.

The HARP software has the ability to calculate worker impacts using an approximation factor and, in the future, it will have the ability to post process refined worker concentrations using the hourly raw results from an air dispersion analysis.

If the off-site worker's shift does not completely overlap the emission schedule of the facility, then a Discount Factor (DF) may be applied to the WAF. Calculation of the DF is shown in EQ 5.4.1.2 C. The default assumption is that the offsite worker's shift falls completely within the emission schedule of the facility, in which case $DF=1$. Use of a DF less than 1 requires a survey at the MIEW to verify that some portion of the off-site worker shift is not subject to the facility emissions.

A. Equation 5.4.1.2 A: $\text{Dose-air} = (C_{\text{air}} \times \text{WAF}) \times \{\text{BR/BW}\} \times A \times \text{EF} \times 10^{-6}$

1. Dose-air = Dose through inhalation (mg/kg/d)
2. C_{air} = Annual average concentration in air ($\mu\text{g}/\text{m}^3$)
3. WAF = Worker air concentration adjustment factor (unitless)
4. $\{\text{BR/BW}\}$ = Eight-hour breathing rate normalized to body weight (L/kg body weight - day)
5. A = Inhalation absorption factor (unitless)
6. EF = Exposure frequency (unitless), days/365 days)
7. 10^{-6} = Micrograms to milligrams conversion, Liters to cubic meters conversion

a: Recommended default values for EQ 5.4.1.2 A:

1. WAF = See EQ. 5.4.1.2 B for formula to calculate WAF, or App. M for refined post-processing modeling to calculate WAF.
2. $\{\text{BR/BW}\}$ = For workers, use age 16-70 year, 95th percentile, moderate intensity 8-hour point estimate breathing rates (see Table 5.8). No worker breathing rate distributions exist for stochastic risk assessment.
3. A = 1
4. EF = 0.68 (250 days / 365 days). Equivalent to working 5 days/week, 50 weeks/year.

b: Assumption for EQ 5.4.1.2 A:

1. The fraction of chemical absorbed (A) through the lungs is the same fraction absorbed in the study on which the cancer potency factor is based.
2. The source emits during the daylight hours. Calculate WAF (EQ 5.4.1.2 B) if a special post-processing modeling run described in App. M was not completed. For nighttime emissions and exposure scenarios, see Appendix N.

B. Equation 5.4.1.2 B:

$$\text{WAF} = (H_{\text{res}} / H_{\text{source}}) \times (D_{\text{res}} / D_{\text{source}}) \times \text{DF}$$

1. WAF = Worker adjustment factor (unitless)
2. H_{res} = Number of hours per day the annual average residential air concentration is based on (always 24 hours)
3. H_{source} = Number of hours the source operates per day
4. D_{res} = Number of days per week the annual average residential air concentration is based on (always 7 days)
5. D_{source} = Number of days the emitting source operates per week
6. DF = Discount factor, for when the offsite worker's schedule partially overlaps the source's emission schedule

b: Recommended default values for EQ 5.4.1.2 B:

1. DF = 1 for offsite worker's schedule occurring within the source's emission schedule. A site-specific survey may be used to adjust the DF using EQ 5.4.1.2 C.

C. Equation 5.4.1.2 C:

$$\text{DF} = (H_{\text{coincident}} / H_{\text{worker}}) \times (D_{\text{coincident}} / D_{\text{worker}})$$

1. $H_{\text{coincident}}$ = Number of hours per day the offsite worker's schedule and the source's emission schedule coincide
2. H_{worker} = Number of hours the offsite worker works per day
3. $D_{\text{coincident}}$ = Number of days per week the offsite worker's schedule and the source's emission schedule coincide
4. D_{worker} = Number of days the offsite worker works per week

Tier 2 adjustments for EQ 5.4.1.2 A-C may be used for:

1. Eight-hour breathing rate. Point estimates in Table 5.8 for lower breathing rates of sedentary/passive and light intensity work activities may be substituted in site-specific Tier 2 scenarios. Table 5.9 can be used to estimate breathing rate intensities for various job activities. Use of different breathing rates requires a survey of the exposed workplace and approval by Air District, ARB and OEHHA.
2. Discount Factor (DF) in EQ 5.4.1.2 C. If a site-specific survey of the offsite worker schedule only partially overlaps with the source's emission schedule, then a DF less than 1 may be calculated. Use of a DF less than 1 requires a survey of the exposed workplace and approval by the Air District or ARB.

The 8-hour breathing rates are based on minute ventilation rates derived by U.S. EPA (2009). U.S. EPA employed a metabolic equivalent (METs) approach for estimating breathing rates. This method determines daily time-weighted averages of energy expenditure (expressed as multipliers of the basal metabolic rate) across different levels of physical activity. The 8-hour breathing rates shown in Table 5.8 are divided into three categories:

Sedentary & Passive Activities (METs \leq 1.5)

Light Intensity Activities (1.5 < METs \leq 3.0)

Moderate Intensity Activities (3.0 < METs \leq 6.0)

For example, a METS = 1 is roughly equivalent to energy expenditure during sleep and is close to the basal metabolic rate. A METS activity that is two to three times greater (METS = 2 to 3) is characteristic of light intensity activities, such as administrative office work or sales work as shown in Table 5.9.

Under a Tier 1 scenario, the risk assessor may simply use the 95th percentile breathing rate for moderate intensity activities of 230 L/kg-8 hrs in Eq. 5.4.1.2 A to calculate the daily dose via the inhalation route to the worker. In an example of a Tier 2 scenario, the risk assessor surveys the workplace and determines that the worker(s) at the MEIW receptor are primarily sitting at a desk performing administrative-type work on a computer. Referring to Table 5.9, this activity corresponds most closely to “administrative office work” with a mean activity level of 1.7 and a SD = 0.3. This level of activity is considered “light intensity activity” (i.e., 1.5 < METs \leq 3.0). With the prior approval of the Air District or ARB, the risk assessor may then use the 95th percentile breathing rate of 100 L/kg-8 hr for light intensity activities in Equation 5.4.1.2 A.

Table 5.8. Eight-Hour Breathing Rate (L/kg per 8 Hrs) Point Estimates for Males and Females Combined^{a,b}

	0<2 years	2<9 years	2<16 years	16<30 years	16-70 years
Sedentary & Passive Activities (METs \leq 1.5)					
Mean	200	100	80	30	30
95 th Percentile	250	140	120	40	40
Light Intensity Activities (1.5 < METs \leq 3.0)					
Mean	490	250	200	80	80
95 th Percentile	600	340	270	100	100
Moderate Intensity Activities (3.0 < METs \leq 6.0)					
Mean	890	470	380	170	170
95 th Percentile	1200	640	520	240	230

^a For pregnant women, OEHHA recommends using the mean and 95th percentile 8-hour breathing rates based on moderate intensity activity of 16<30 year-olds for 3rd trimester.

^b Breathing rates in the table may be used for worker, school, or residential exposures

Table 5.9. METS Distributions for Workplace and Home Activities

Activity Description	Mean	Median	SD	Min	Max
Workplace Activities					
Administrative office work	1.7	1.7	0.3	1.4	2.7
Sales work	2.9	2.7	1.0	1.2	5.6
Professional	2.9	2.7	1.0	1.2	5.6
Precision/production/craft/repair	3.3	3.3	0.4	2.5	4.5
Technicians	3.3	3.3	0.4	2.5	4.5
Private household work	3.6	3.5	0.8	2.5	6.0
Service	5.2	5.3	1.4	1.6	8.4
Machinists	5.3	5.3	0.7	4.0	6.5
Farming activities	7.5	7.0	3.0	3.6	17.0
Work breaks	1.8	1.8	0.4	1.0	2.5
Household/Neighborhood Activities					
Sleep or nap	0.9	0.9	0.1	0.8	1.1
Watch TV	1.0	1.0	-	1.0	1.0
General reading	1.3	1.3	0.2	1.0	1.6
Eat	1.8	1.8	0.1	1.5	2.0
Do homework	1.8	1.8	-	1.8	1.8
General personal needs and care	2.0	2.0	0.6	1.0	3.0
Indoor chores	3.4	3.0	1.4	2.0	5.0
Care of plants	3.5	3.5	0.9	2.0	5.0
Clean house	4.1	3.5	1.9	2.2	5.0
Home repairs	4.7	4.5	0.7	4.0	6.0
General household chores	4.7	4.6	1.3	1.5	8.0
Outdoor chores	5.0	5.0	1.0	2.0	7.0
Walk/bike/jog (not in transit) age 20	5.8	5.5	1.8	1.8	11.3
Walk/bike/jog (not in transit) age 30	5.7	5.7	1.2	2.1	9.3
Walk/bike/jog (not in transit) age 40	4.7	4.7	1.8	2.3	7.1

Table 5.10 lists some WAFs for a few typical scenarios. For example, if the source is continuously emitting, then the offsite worker is assumed to breathe the long-term annual average concentration during their work shift. The WAF then becomes one and no concentration adjustments are necessary in this situation when estimating the inhalation cancer risk. If the source is non-continuously emitting for 8 hours/day, 5 days/week and the offsite worker's shift completely overlaps the emitting facility's operating schedule, then the WAF would be 4.2:

$$(24 \text{ hrs/day} / 8 \text{ hrs/day}) \times (7 \text{ days/week} / 5 \text{ days/week}) = 4.2$$

If the offsite worker's 8 hour/day shift only overlaps the emitting facility's operation schedule for 4 hrs/day, then the WAF is 2.1 because the DF = 0.5 will reduce the WAF by half: $DF = (4 \text{ hrs/day} / 8 \text{ hrs/day}) \times (5 \text{ days/week} / 5 \text{ days/week}) = 0.5$

Table 5.10: Example Worker Adjustment Factors (WAF) to Convert a Long-Term Daily Average Emission Concentration to an Off-Site Worker Receptor Exposure

Off-Site Workers' Shift Overlap with Facility's Emission Schedule ^a	Facility Operating Schedule	Adjustment Factor
8 hrs/day, 5 days/week	Continuous (24 hrs/7 days/week)	1.0
8 hrs/day, 5 days/week ^b	Non-continuous (8 hrs/5 days/week)	4.2
4 hrs/day, 5 days/week	Non-continuous (8 hrs/5 days/week)	2.1

^a Worker works 8 hours per day, 5 days per week

^b Workers' work hours completely overlap the facilities operating hours

5.4.1.3 Inhalation Dose for Children at Schools and Daycare Facilities for Cancer Risk Assessment

The 8-hour breathing rates and inhalation dose equations (EQ 5.4.1.2 A-C) may also be used to estimate risk to children when exposures occur while at school or at day care facilities. Breathing rate point estimates to use in Table 5.8 depend on the ages of the children at the exposed schools and day cares. As a Tier 1 default, moderate intensity breathing rates are recommended. Equations 5.4.1.2 A-C is used in the same way to estimate dose in children as it is for workers.

5.4.1.4 Non-Cancer Inhalation Exposure for Workers and Residents

For typical daily work shifts of 8-9 hours, acute, 8-hour and chronic Reference Exposure Levels (RELs) described in Chapter 8 are used in health risk assessments to characterize the noncancer risks using the Hazard Index approach described in Chapter 8 and in OEHHA (2008). Uncertainty factors are already incorporated into the RELs used to assess noncancer risk, as explained in Chapter 8, so all that is needed to evaluate the noncancer hazard is the air concentration that the worker is exposed to. The modeled maximum 1-hour air concentration is determined for acute hazard assessment and the annual average air concentration is determined for chronic hazard assessment. The modeled average air concentration during a work shift is determined for 8-hour hazard assessment using the adjusted annual average air concentration described below.

The 8-hour RELs are primarily designed to address offsite worker inhalation exposure at the MEIW because they better characterize the daily intermittent exposures of workers than the chronic RELs do. They are used in estimating the 8 hour Hazard Index for offsite workers. The 8-hour RELs should be used for typical daily work shifts of 8-9 hours. For further questions, assessors should contact OEHHA, the District, or reviewing authority to determine if the 8-hour RELs should be used in your HRA. Any discussions or directions to exclude the 8-hour REL evaluation should be documented in the HRA.

Note, however, there are only a handful of 8-hour RELs currently adopted for use in the Hot Spots program. Therefore, we also recommend performing chronic noncancer exposure assessment for the offsite worker (MEIW) based on the annual average air concentration at the MEIW. Evaluation of the chronic Hazard Index should help protect workers who routinely work longer than 8 hour shifts. Exposure to multipathway substances also requires noncancer hazard assessment for the dermal and oral soil exposure pathways for offsite workers. Because there are few 8-hour RELs currently available, hazard assessment for the noninhalation pathways for multipathway substances is only applied when estimating the chronic Hazard Index.

In addition, the Districts may wish to determine if there is an onsite daycare at the MEIW and include a calculation of the chronic and 8-hour inhalation dose for children, although onsite hazard assessment is not a requirement for a Hot Spots risk assessment.

As explained in Section 5.4.1.2 for cancer risk, the modeled annual average air concentration is adjusted to the air concentration that the worker is actually exposed to if the facility operates non-continuously. The typical method for this adjustment is by calculating the Worker Adjustment Factor (WAF) shown in EQ 5.4.1.4 B and multiplying this value by the annual average air concentration (C_{air} , in $\mu\text{g}/\text{m}^3$) in EQ 5.4.1.4 A.

Unlike cancer risk assessment, no discount factor (DF) is applied in noncancer assessment for partial overlap between the worker's schedule and the source's emission schedule. Adjustments for worker vacations, work shifts for shortened weeks (e.g., 1 - 4 days), and worker time away on weekends are also not appropriate.

An alternative refined post-processing method, described in Appendix M, may be used to estimate the air concentration the worker is exposed to during their work schedule. OEHHA may be consulted about the particular chemical involved if it is important to make a more refined analysis.

The equation to adjust the annual average air concentration to a worker 8-hour exposure concentration (i.e., the adjusted annual average ground level concentration) is expressed as:

A. Equation 5.4.1.4 A:

$$\text{Adjusted } C_{\text{air}} (\mu\text{g}/\text{m}^3) = C_{\text{air}} \times \text{WAF}$$

Where WAF is determined as:

B. Equation 5.4.1.4 B:

$$\text{WAF} = (H_{\text{res}} / H_{\text{source}}) \times (D_{\text{res}} / D_{\text{source}})$$

a: Assumptions for EQ 5.4.1.4 B:

1. No adjustment of the WAF allowed for partial overlap of the worker's schedule and the source's emission schedule.

Alternatives for calculating off-site worker Adjusted C_{air} in EQ 5.4.1.4 A-B:

1. Rather than calculate the WAF for a non-continuous emitting facility, a post-processing of the hourly raw dispersion model output and examination of the hourly concentrations that fall within the offsite worker's shift can be conducted to estimate the air concentration the worker is exposed to. This method is a more refined, complex, and time consuming approach, but should result in a more representative exposure concentration. See Appendix M for information on how to simulate the exposure concentration for the off-site worker.
2. For continuously-emitting facilities (i.e., 24 hrs/day, 7 days/week), if an assessor does not wish to assume the worker breathes the long-term annual average concentration during the work shift, then a refined concentration can also be post-processed as described in Appendix M. All alternative assumptions should be approved by the reviewing authority and supported in the presentation of results.

For residential exposure to non-continuously operating facilities, the modeled maximum 1-hour and chronic air concentrations at the MEIR are determined for noncancer hazard assessment. Hazard assessment for repeated 8-hour exposure at the MEIR is not required. Chronic exposure assessment based on the annual average air concentration should adequately protect individuals, in part because residents are considered to be present at the MEIR at or near 24 hrs per day. Many facilities operate for periods longer than 8 hours per day and the hazards are better characterized based on chronic exposure. Nevertheless, differences between 8-hour and chronic exposures (i.e., higher daily 8-hour exposures vs. lower longer daily exposure 24 hrs/day) may result in different toxicological responses including potentially greater toxicological responses with either 8-hour or chronic exposure. There may also be cases such as special meteorological situations (e.g., significant diurnal-nocturnal meteorological differences) where the 8-hour REL will be more protective than the chronic REL. Thus, the air districts may also elect to have an 8-hour hazard assessment performed at the MEIR, using daily 8 hour exposures and the 8 hr RELs.

Eight-hour exposure assessment is not recommended for continuously emitting sources for residential receptors. In this situation it is only necessary to estimate chronic exposure based on the annual average concentration. However, there may be situations where the air district may wish to assess an 8-hour residential exposure to continuously operating facilities, for example, where there are significant differences in modeled concentration of emissions during the day due to diurnal wind patterns.

For estimating the air concentration from non-continuously operating facilities, EQ 5.4.1.4.A is also used to adjust the annual average concentration to what the residents are exposed to. This is the air concentration that the 8-hour REL will be compared to as discussed in Chapter 8. The alternative refined post-processing method described in Appendix M may also be used to estimate residential exposure.

In summary, the requirements for noncancer hazard assessment using the Hazard Index approach at the MEIW and MEIR are as follows.

For offsite worker exposure:

- Acute hazard assessment based on the maximum 1-hour air concentrations and 1-hour RELs
- Eight-hour hazard assessment based on daily average 8-hour exposure (estimated using adjusted annual average air concentration in EQ 5.4.1.4 A and B or by post-processing method in App. M) for those substances with 8-hour RELs
- Chronic hazard assessment based on annual average exposure and chronic RELs, and oral chronic RELs for noninhalation routes of multipathway substances

For residential exposure:

- Acute hazard assessment based on the maximum 1-hour air concentration and 1-hour RELs
- Eight-hour hazard assessment based on daily average 8-hour exposure not required, but can be performed at the discretion of the air districts for exposure to non-continuously operating facilities based on the adjusted annual average air concentration (EQ 5.4.1.4 A and B or method in App. M). Eight-hour assessments not recommended for exposure to continuously operating facilities
- Chronic hazard assessment based on annual average exposure and chronic RELs, and oral chronic RELs for noninhalation routes of multipathway substances

5.4.1.5 Exposure Frequency and Age Groupings for Noncancer Hazard Assessment

For cancer risk, the basic assumption is that risk is associated with cumulative dose of carcinogen. Thus, the dose used to estimate cancer risk can be adjusted for exposure frequency, as well as time spent within the MEIR or MEIW location. Chronic RELs are not necessarily related to cumulative dose. Thus, adjusting the estimated dose used to calculate hazard index for exposure frequency or time away from the MEIR or MEIW is not appropriate.

The average daily dose for chronic noncancer assessment is based on exposure beginning at birth to 70 years of age, necessitating calculation of a time-weighted average for age 0-2, 2-16 and 16-70 years. Since we are not applying Age Sensitivity Factors for assessing non-cancer hazard, the 3rd trimester is not explicitly called out for determining dose, as it is for cancer risk assessment. Rather adult exposure is considered, which would include pregnant women in any trimester. Both inhalation and oral RELs incorporate safety factors to protect sensitive human populations.

5.4.2 *Estimation of Exposure through Dermal Absorption*

Exposure through dermal absorption (dose-dermal) is a function of the soil or dust loading of the exposed skin surface, the amount of skin surface area exposed, and the concentration and availability of the substance. In the previous edition of OEHA's

exposure guidelines document (OEHHA, 2000), we recommended using specified average and high-end point estimate values for four of the variates (body weight, exposed surface area of skin, soil load on skin and frequency of exposure) in the stochastic analysis for dermal dose. This equation required multiplying values together, which could lead to overly conservative exposure estimates when high-end values were used. By combining information from the four variates into one composite distribution, over-conservatism may be avoided.

To this end, OEHHA created a new variate, “annual dermal load”, or ADL, which is a composite of the body surface area (BSA) per kg body weight, exposure frequency, and soil adherence variates. Point estimates from the composite “annual dermal load” can be used for point estimate assessments while parameters and information on the type of distribution (e.g., lognormal) can be used for Tier III stochastic risk assessments. For details on the development of the ADL, refer to the Technical Support Document for Exposure and Stochastic Analysis (OEHHA, 2012).

5.4.2.1 Dermal Dose for Cancer Risk Assessment

The dose through residential dermal exposure to contaminated soil varies by age and is calculated for each age group (e.g., 3rd trimester, 0<2 yrs, 2<9 yrs, 2<16 yrs, 16<30 and 16-70 yrs). These age-specific groupings are needed in order to properly use the age sensitivity factors for cancer risk assessment (see Chapter 8). This pathway is also assessed for exposure to offsite workers; a separate ADL for offsite workers is presented in Table 5.11. Children at a MEIW daycare, if present, may also be assessed for exposure if the District deems it advisable.

A. Equation 5.4.2.1:

$$\text{Dose}_{\text{dermal}} = \text{ADL} \times C_s \times \text{ABS} \times 10^{-9} / 365$$

1. $\text{Dose}_{\text{dermal}}$ = Exposure dose through dermal absorption (mg/kg-d)
2. ADL = Annual dermal load (mg soil/kg BW-yr)
3. C_s = Average soil concentration ($\mu\text{g}/\text{kg}$)
4. ABS = Fraction absorbed across skin (unitless)
5. 10^{-9} = Conversion factor for chemical & soil (μg to mg, mg to kg)
6. $1/365$ = Conversion factor for ADL from yrs to days

a: Recommended default values for EQ 5.4.2.1:

1. ADL = See Table 5.11 (point estimates) & Table 5.12 a-d (distributions)
2. C_s = Calculated above in EQ 5.3.2 A
3. ABS = See Table 5.13

b: Assumption for EQ 5.4.2.1:

1. The ADL for the third trimester of the fetus is based on the ADL of the mother; when normalized to body weight, we assume that exposure to the

mother and the fetus will be the same. The mother's exposure is based on that of adults 16-30 years of age in Table 5.11 and 5.12d.

2. Exposure frequency (EF) for vacation time spent away from exposure does not appear as a variate in EQ 5.4.2.1, as it is incorporated in the ADL and includes a 2-week vacation per year away from dermal soil exposure for both residents and offsite workers.

Climate will strongly influence people's choice of clothing. Due to California's varied climatic regions and existing data on clothing choices at different temperatures, three levels of climatic conditions, warm, mixed, and cold, are used to describe California's climate regions:

1. A warm climate is characteristic of Southern California areas such as Los Angeles, which can have warm to hot temperatures throughout the year.
2. A "mixed" climate is one that has warm-to-hot temperatures during much of the year (daily highs over 80 degrees are common), roughly from April to October, and cold temperatures (lows near or below freezing) during the remainder of the year. The mountains and central valley are examples of a mixed climate.
3. A cold climate is representative of San Francisco, Eureka, and other northern coastal communities, which have cool temperatures (daily highs of less than 65 degrees) for the majority of the year and can receive a considerable amount of fog and rainfall.

OEHHA recommends consulting the local air district for assistance on selecting the most appropriate climate.

Table 5.11 Recommended Annual Dermal Load Point Estimates (in mg/kg-yr) for Dermal Exposure

	3 rd Trimester ^a	Children 0<2 yrs	Children 2<9 yrs	Children 2<16 yrs	Adults ^b	Offsite Worker ^c
Warm climate						
Mean	1.2 x 10 ³	3.6 x 10 ³	7.5 x 10 ³	6.4 x 10 ³	1.2 x 10 ³	2.6 x 10 ³
95 th percentile	2.6 x 10 ³	4.3 x 10 ³	9.1 x 10 ³	8.5 x 10 ³	2.6 x 10 ³	5.0 x 10 ³
Mixed climate						
Mean	1.1 x 10 ³	2.2 x 10 ³	6.6 x 10 ³	5.7 x 10 ³	1.1 x 10 ³	2.6 x 10 ³
95 th percentile	2.4 x 10 ³	2.9 x 10 ³	8.7 x 10 ³	8.1 x 10 ³	2.4 x 10 ³	5.0 x 10 ³
Cold climate						
Mean	0.7 x 10 ³	1.2 x 10 ³	3.1 x 10 ³	2.8 x 10 ³	0.7 x 10 ³	2.6 x 10 ³
95 th percentile	2.1 x 10 ³	1.9 x 10 ³	5.2 x 10 ³	5.1 x 10 ³	2.1 x 10 ³	5.0 x 10 ³

^a The ADL for the 3rd trimester of the fetus is based on the ADL of the mother; when normalized to body weight, we assume that exposure to the mother and the fetus will be the same

^b Residential adult ADLs are for both 16<30 and 16-70 year age groups

^c Assumes exposure only to face, hands and forearms regardless of climate region

**Tables 5.12a - d Annual Dermal Load Distributions by Age Group
and Climate for Stochastic Analysis**

**Table 5.12a Annual Dermal Load (mg/kg-yr) Distributions for the
0<2 Year Age Group**

Climate Type	Warm climate	Mixed climate	Cold climate
Distribution	Student's t	Logistic	Triangular
Minimum			0.2×10^3
Likeliest			0.7×10^3
Maximum			2.6×10^3
Scale	0.41	0.28	
Deg. freedom	3		
Midpoint	3.6×10^3		
Mean	3.6×10^3	2.2×10^3	1.2×10^3
50 th percentile	3.6×10^3	2.2×10^3	0.9×10^3
90 th percentile	4.1×10^3	2.8×10^3	1.9×10^3
95 th percentile	4.3×10^3	2.9×10^3	1.9×10^3
99 th percentile	4.7×10^3	3.1×10^3	2.1×10^3

**Table 5.12b Annual Dermal Load (mg/kg-yr) Distributions for the
2<9 Year Age Group**

Climate Type	Warm climate	Mixed climate	Cold climate
Distribution	Min extreme	Min extreme	Triangular
Minimum			0.4×10^3
Likeliest	8.0×10^3	7.3×10^3	1.9×10^3
Maximum			6.9×10^3
Scale	0.1	1.3	
Mean	7.5×10^3	6.6×10^3	3.1×10^3
50 th percentile	7.7×10^3	6.5×10^3	2.3×10^3
90 th percentile	8.7×10^3	8.4×10^3	5.1×10^3
95 th percentile	9.1×10^3	8.7×10^3	5.2×10^3
99 th percentile	9.7×10^3	9.4×10^3	5.7×10^3

Table 5.12c Annual Dermal Load (mg/kg-yr) Distributions for the 2<16 Year Age Group

Climate Type	Warm climate	Mixed climate	Cold climate
Distribution	Min extreme	Logistic	Triangular
Minimum			0.3×10^3
Likeliest	7.2×10^3		1.6×10^3
Maximum			6.9×10^3
Scale	1.29	0.91	
Mean	6.4×10^3	5.7×10^3	2.8×10^3
50 th percentile	6.6×10^3	5.7×10^3	2.2×10^3
90 th percentile	8.1×10^3	7.7×10^3	4.8×10^3
95 th percentile	8.5×10^3	8.1×10^3	5.1×10^3
99 th percentile	9.3×10^3	8.9×10^3	5.6×10^3

Table 5.12d Annual Dermal Load (mg/kg-yr) Distributions for Residential Adults (Age 16-30 and 16-70 Years)^a and Offsite Workers

Receptor	Residential Adult			Offsite Worker
Climate Type	Warm	Mixed	Cold	All Climates ^b
Distribution	Beta	Beta	Gamma	Lognormal
Minimum	0.2×10^3	0.02×10^3		
Maximum	3.3×10^3	0.3×10^3		
Scale			0.07	
Mean	1.2×10^3	1.1×10^3	0.7×10^3	2.6×10^3
50 th percentile	1.2×10^3	1.0×10^3	0.5×10^3	2.3×10^3
90 th percentile	2.4×10^3	2.1×10^3	1.6×10^3	4.5×10^3
95 th percentile	2.6×10^3	2.4×10^3	2.1×10^3	5.0×10^3
99 th percentile	2.9×10^3	2.6×10^3	2.3×10^3	6.4×10^3

^a The ADL distribution for the 3rd trimester is based on the ADL distribution of the mother; we assume the same ADL distribution for residential adult (the mother) and the fetus

^b Face, hands and forearms are exposed only, regardless of climate

Table 5.13 Dermal Absorption Fraction Factors (ABS) as Percent from Soil for Semi-Volatile and Solid Chemicals under the OEHHA “Hot Spots” Program

Chemical	ABS
<i>Inorganic chemicals</i>	
Arsenic	6
Beryllium	3
Cadmium	0.2
Chromium (VI)	2
Fluorides (soluble compounds)	3
Lead	3
Mercury	4
Nickel	2
Selenium	3
<i>Organic chemicals</i>	
Creosotes	13
Diethylhexylphthalate	9
Hexachlorobenzene	4
Hexachlorocyclohexanes	3
4,4'methylene dianiline	10
Pentachlorophenol	^a
Polychlorinated biphenyls	14
Polychlorinated dibenzo-p-dioxins and dibenzofurans	3
Polycyclic aromatic hydrocarbons	13

^a To be determined in future amendments to the Hot Spots Program

Skin permeability is related to the solubility or strength of binding of the chemical in the delivery matrix (soil or other particles) versus the receptor matrix, the skin's stratum corneum. Fractional dermal absorption point estimate values were derived by OEHHA from available literature sources for the semi-volatile and nonvolatile chemicals in the “Hot Spots” program. The rationale for the chemical-specific dermal absorption fraction values, and the use of default values in cases where sufficient data are lacking, can be found in Appendix F of the Technical Support Document for Exposure and Stochastic Analysis (OEHHA, 2012).

5.4.2.2 Chronic Noncancer Dermal Dose

Dermal exposure, and thus annual dermal load (ADL), varies by age group. Therefore, a time-weighted average ADL for age 0-70 years (0-2, 2-16, and 16-70 years) is estimated for chronic residential exposure using ADL values in Table 5.12. This exposure pathway is also assessed for offsite workers using the offsite worker ADL values in Table 5.12d. Children at a MEIW daycare, if present, may also be assessed for exposure if the District deems it advisable. The contribution to the dermal dose is determined for each age group in EQ 5.4.2.2:

A. Equation 5.4.2.2: $\text{Dose}_{\text{dermal}} = \text{ADL} \times \text{Cs} \times \text{ABS} \times 10^{-9} \times \text{ED}/\text{AT} \times (1/350)$

1. $\text{Dose}_{\text{dermal}}$ = Exposure dose through dermal absorption (mg/kg/d)
2. ADL = Annual dermal load (mg/kg-yr), age-specific
3. Cs = Average soil concentration ($\mu\text{g}/\text{kg}$)
4. ABS = Fraction absorbed across skin (unitless)
5. 10^{-9} = Conversion factor for chemical & soil (μg to mg, mg to kg)
6. 1/350 = Conversion factor for ADL from yrs to days (Note: this conversion is needed to remove EF, expressed as 350 days/365 days, from the ADLs in Table 5.12a-d)
7. ED = Exposure duration for specified age groups: 2 yrs for 0<2, 14 yrs for 2<16, 54 yrs for 16-70 for residential exposure,
8. AT = Averaging time for residential exposure – 70 yrs

a: Recommended default values for EQ 5.4.2.2:

1. ADL = See Table 5.11 for point estimates by age group, climate region and receptor type (resident or worker)
2. Cs = Calculated above in EQ 5.3.2 A
3. ABS = See Table 5.13

b: Recommended off-site worker default modifications to EQ 5.4.2.2:

1. Chronic dermal dose to the off-site worker assumes only adult exposure and is incorporated into the off-site worker ADL in Table 5.12d.
2. A time-weighted average estimate of dose is not necessary and the ED and AT variates are left out of EQ 5.4.2.2 for dermal dose to the worker.

c: Recommended nursing mother default modifications to EQ 5.4.2.2:

1. For dermal dose to mother's milk, use the ADL for age 16-30 years in Table 5.12d.
2. The ED and AT variates in EQ 5.4.2.2 are left out for dermal dose in the mother's milk pathway.

d: Assumptions for EQ 5.4.2.2:

1. For cancer risk assessment, Exposure Frequency (EF) for vacation time away from exposure is incorporated into the ADLs shown in Tables 5.11 and 5.12 using the basic assumption that cancer risk is associated with cumulative dose of carcinogen. The dose used to estimate cancer risk can be adjusted for EF, and for time spent within the MEIR or MEIW location. Chronic RELs are not necessarily related to cumulative dose. Thus, adjusting the estimated dose for EF at the MEIR or MEIW is not appropriate, and the unadjusted daily rate is used in EQ 5.4.2.2.
2. For worker exposure, the annual average concentration should not be adjusted to account for worker and facility emission schedules, as done for

inhalation cancer risk assessment. The pollutant will be deposited and accumulate in the soil in the absence or presence of the worker; therefore, the total deposition and soil concentration will be dependent on the annual average air concentration.

For residential chronic exposure, the dermal dose contribution for each age group is summed together to obtain the time-weighted average daily dermal dose for chronic hazard assessment:

$$\begin{aligned} & (\text{ADL age } 0 < 2 \times C_s \times \text{ABS} \times 10^{-9} \times 2 / 70 \times (1/350)) + \\ & (\text{ADL age } 2 < 16 \times C_s \times \text{ABS} \times 10^{-9} \times 14 / 70 \times (1/350)) + \\ & (\text{ADL age } 16 - 70 \times C_s \times \text{ABS} \times 10^{-9} \times 54 / 70 \times (1/350)) = \text{Chronic Dose}_{\text{dermal}} \end{aligned}$$

5.4.3 Estimation of Exposure through Ingestion

Exposure through ingestion is a function of the concentration of the substance in the ingested soil, water, and food, the gastrointestinal absorption of the substance, and the amount ingested.

5.4.3.1 Exposure through Ingestion of Soil

There are no distributions for soil ingestion currently recommended. Tier III stochastic risk assessments should include a high-end point estimate of soil ingestion, soil loading, exposure frequency and soil area.

5.4.3.1.1 *Soil Ingestion Dose for Cancer Risk*

The exposure dose through residential soil ingestion varies by age and is calculated for each age group ((e.g., 3rd trimester, 0<2 yrs, 2<9 yrs, 2<16 yrs, 16<30 and 16-70 yrs). These age-specific groupings are needed in order to properly use the age sensitivity factors for cancer risk assessment (see Chapter 8). This pathway is also assessed for exposure to off-site workers. Children at a MEIW daycare, if present, may also be assessed for exposure if the District deems it advisable. The dose from inadvertent soil ingestion can be estimated by the point estimate approach using the following general equation:

A. Equation 5.4.3.1.1:

$$\text{DOSE}_{\text{soil}} = C_{\text{soil}} \times \text{GRAF} \times \text{SIR} \times 10^{-9} \times \text{EF}$$

1. $\text{DOSE}_{\text{soil}}$ = Dose from soil ingestion (mg/kg BW-day)
2. 10^{-9} = Conversion factor (μg to mg, mg to kg)
3. C_{soil} = Concentration of contaminant in soil ($\mu\text{g}/\text{kg}$)
4. GRAF = Gastrointestinal relative absorption fraction, chemical-specific (unitless)
5. SIR = Soil ingestion rate (mg/kg BW-day)
6. EF = Exposure frequency (unitless), (days/365 days)

a: Recommended default values for EQ 5.4.3.1.1:

1. C_{soil} = Calculated above in EQ 5.3.2 A
2. GRAF = See Table 5.2
3. SIR = See Table 5.14
4. EF = 350 d/year resident, 250 d/year worker

In this approach, it is assumed that the soil ingested contains a representative concentration of the contaminant(s) and the concentration is constant over the exposure period.

The term **GRAF**, or gastrointestinal relative absorption factor, is defined as the fraction of contaminant absorbed by the GI tract relative to the fraction of contaminant absorbed from the matrix (feed, water, other) used in the study(ies) that is the basis of either the cancer potency factor (CPF) or the Reference Exposure Level (REL). If no data are available to distinguish absorption in the toxicity study from absorption from the environmental matrix in question (i.e., soil), then $\text{GRAF} = 1$. The GRAF allows for adjustment for absorption from a soil matrix if it is known to be different from absorption across the GI tract in the study used to calculate the CPF or REL. In most instances, the GRAF will be 1.

Table 5.14 Recommended Soil Ingestion Rate (SIR) Estimates for Adults and Children (mg/kg-day)*

Age Groups (years)	Mean (mg/kg-day)	95 th % (mg/kg-day)
3rd Trimester ^a	0.7	3
0<2	20	40
2<9	5	20
2<16	3	10
16<30	0.7	3
16 to 70	0.6	3
PICA adult	NR	-

^a Assumed to be the mother's soil ingestion rate (adult age 16 <30)

* Soil includes outdoor settled dust

NR = No recommendation

5.4.3.1.2 Chronic Noncancer Dose for Soil Ingestion

The soil ingestion rate varies by age. A time-weighted average approach is used to combine soil intake rates of the age groupings (i.e., 0<2 yrs, 2<16 yrs, and 16-70 yrs) to determine the residential soil ingestion dose for chronic noncancer hazard assessment. This pathway is also assessed for exposure to offsite workers using the adult intake values for age 16-70 years in Table 5.14. Children at a MEIW daycare, if present, may also be assessed for exposure if the District deems it advisable. The contribution to the soil ingestion dose by each age group is determined in EQ 5.4.3.1.2:

A. Equation 5.4.3.1.2: $\text{DOSE}_{\text{soil}} = C_{\text{soil}} \times \text{GRAF} \times \text{SIR} \times 10^{-9} \times \text{ED}/\text{AT}$

1. $\text{DOSE}_{\text{soil}}$ = Dose from soil ingestion (mg/kg BW-day)
2. 10^{-9} = Conversion factor (μg to mg, mg to kg)
3. C_{soil} = Concentration of contaminant in soil ($\mu\text{g}/\text{kg}$)
4. GRAF = Gastrointestinal relative absorption fraction, unitless; chemical-specific
5. SIR = Soil ingestion rate (mg/kg BW-day)
6. ED = Exposure duration for a specified age group: 2 yrs for 0<2, 14 yrs for 2<16, 54 yrs for 16-70
7. AT = Averaging time for lifetime exposure – 70 yrs

a: Recommended default values for EQ 5.4.3.1.2:

1. C_{soil} = Calculated above in EQ 5.3.2 A
2. GRAF = See Table 5.2
3. SIR = See Table 5.14; use 16-70 age group SIR for workers

b: Recommended off-site worker default modifications to EQ 5.4.3.1.2:

1. A time-weighted average estimate of dose is not necessary and the ED and AT variates are left out of EQ 5.4.3.1.2 for oral soil dose to the worker.

c: Recommended nursing mother default modifications to EQ 5.4.3.1.2:

1. For mother's ingested soil dose to milk, use the SIR for age 16-30 years in Table 5.14.
2. The ED and AT variates in EQ 5.4.3.1.2 are left out for soil ingestion dose in the mother's milk pathway.

d: Assumptions for EQ 5.4.3.1.2:

1. For worker exposure, the annual average concentration should not be adjusted to account for overlap of worker and facility emission schedules. The pollutant will be deposited and accumulate in the soil in the absence or presence of the worker; therefore, the total deposition and soil concentration will be dependent on the annual average air concentration.

For residential exposure, the soil ingestion dose contribution for each age group is summed together to obtain the time-weighted average daily soil intake dose for chronic hazard assessment:

$$\begin{aligned} & (\text{SIR for age } 0 < 2 \text{ yrs} \times C_{\text{soil}} \times \text{GRAF} \times 10^{-9} \times 2 / 70) + \\ & (\text{SIR for age } 2 < 16 \text{ yrs} \times C_{\text{soil}} \times \text{GRAF} \times 10^{-9} \times 14 / 70) + \\ & (\text{SIR for age } 16 - 70 \text{ yrs} \times C_{\text{soil}} \times \text{GRAF} \times 10^{-9} \times 54 / 70) = \text{Chronic Dose}_{\text{soil}} \end{aligned}$$

5.4.3.2 Exposure through Ingestion of Food

The exposure through food ingestion can be through ingestion of home-grown plant products (categorized as leafy, protected, exposed and root produce), home-raised animals (categorized as meat, cow's milk and eggs), angler-caught fish and mother's milk. When a specific food pathway is a dominant pathway (e.g., homegrown produce), and multiple pathways such as home raised meat, milk, and eggs categories all need to be assessed, the 95th percentile default consumption rate for the driving exposure pathway is used, while the mean consumption values for the remaining exposure pathways (i.e., food categories) are used. See Section 8.2.6 for a complete discussion of the methodology on how to implement the derived methodology.

5.4.3.2.1 *Dose for Cancer Risk from Home-Grown Produce*

Exposure through ingesting home-grown produce (DOSE_p) is a function of the type of crop (i.e., exposed, leafy, protected, root), gastrointestinal relative absorption factor, bioavailability and the fraction of plant ingested that is homegrown. The calculation is done for each type of crop, then summed to get total dose for this pathway. The

exposure dose through ingestion of home-grown produce varies by age and is calculated for each age group (e.g., 3rd trimester, 0<2 yrs, 2<9 yrs, 2<16 yrs, 16<30 and 16-70 yrs). These age-specific groupings are needed in order to properly use the age sensitivity factors for cancer risk assessment (see Chapter 8).

A. Equation 5.4.3.2.1:

$$\text{DOSEp} = C_v \times \text{IP} \times \text{GRAF} \times L \times \text{EF} \times 10^{-6}$$

1. DOSEp = Exposure dose through ingestion of home-grown produce (mg/kg/d)
2. C_v = Concentration in specific type of crop, i.e., exposed, leafy, protected, root ($\mu\text{g}/\text{kg}$)
3. IP = Consumption of specific type of crop (g/kg BW*day)
4. GRAF = Gastrointestinal relative absorption factor (unitless)
5. L = Fraction of plant type consumed that is home-grown or locally grown (unitless)
6. EF = Exposure frequency (unitless, days/365 days)
7. 10^{-6} = Conversion factors ($\mu\text{g}/\text{kg}$ to mg/g)

a: Recommended default values for Equation 5.4.3.2.1:

1. C_v = Calculated above in EQ 5.3.4.1 A
2. IP = See Table 5.15 (point estimates) and 5.16a-e (distributions)
3. GRAF = See Table 5.2
4. L = Site-specific survey is recommended. Otherwise, see Table 5.17 for Tier I default values
5. EF = 0.96 (350 d/365 d in a yr)

Once the dose for each type of crop that applies is calculated (See Section 5.3.4.1 for definition of crops types), the doses are summed to get the total dose for the home-grown produce pathway:

$$\text{Total DOSEp} = \text{DOSEp (leafy)} + \text{DOSEp (root)} + \text{DOSEp (exposed)} + \text{DOSEp (protected)}$$

The total home-grown produce dose will need to be calculated for each age group that applies.

5.4.3.2.2 Dose for cancer risk from home-raised meat, eggs, and cow's milk

Exposure through ingesting home-raised or farm animal products (DOSE_{fa}) is a function of the type of food (meat, eggs and cow's milk), gastrointestinal relative absorption factor, bioavailability and the fraction of food ingested that is home-raised. The only meat sources considered here are beef, pork and poultry. Unlike the home-grown produce pathway, the dose is calculated and presented separately for each type of home-raised food. The age-specific groupings to determine dose (3rd trimester, 0<2 yrs, 2<9 yrs, 2<16 yrs, 16<30 yrs or 16-70 yrs) is needed in order to properly use the age sensitivity factors for cancer risk assessment (see Chapter 8).

A. Equation 5.4.3.2.2:

$$\text{DOSE}_{\text{fa}} = C_{\text{fa}} \times I_{\text{fa}} \times \text{GRAF} \times L \times \text{EF} \times 10^{-6}$$

1. DOSE_{fa} = Exposure dose through ingestion of home-raised animal product (mg/kg/d)
2. C_{fa} = Concentration in animal product, e.g., beef, pork, poultry, dairy, eggs ($\mu\text{g}/\text{kg}$)
3. I_{fa} = Consumption of animal product (g/kg BW-day)
4. GRAF = Gastrointestinal relative absorption factor (unitless)
5. L = Fraction of animal product consumed that is home-raised or locally produced (unitless)
6. EF = Exposure frequency (unitless, days/365 days)
7. 10^{-6} = Conversion factors ($\mu\text{g}/\text{kg}$ to mg/g)

a: Recommended default values for EQ 5.4.3.2.2:

1. C_{fa} = Calculated above in EQ 5.3.4.2 A
2. I_{fa} = See Table 5.15 (point estimates) and Table 5.16a-e (distributions)
3. GRAF = See Table 5.2
4. L = Site-specific survey is recommended. Otherwise, see Table 5.17 for Tier I default values
5. EF = 0.96 (350 days / 365 days in a year)

5.4.3.2.3 Chronic Noncancer Dose for Ingestion of Food

For oral noncancer hazard assessment, a time-weighted average approach is used to combine food ingestion rates for the age groups (i.e., 0<2, 2<16 and 16-70 yrs) to estimate the chronic dose for residential exposure. The equation used to estimate dose through home-grown produce and home-raised meat/eggs/cow's milk is similar and is shown below in one equation. Similar to the cancer risk dose calculation, home-grown produce is presented as a total dose for all types of crops (See Section 5.4.3.2.1) and home-raised animal product dose is presented separately for each type of animal product that applies (See Section 5.4.3.2.2).

The contribution to the food intake dose is determined for each age group in EQ 5.4.3.2.3:

A. Equation 5.4.3.2.3: $\text{DOSE}_{\text{food}} = C_{\text{food}} \times I_{\text{food}} \times \text{GRAF} \times L \times 10^{-6} \times \text{ED}/\text{AT}$

1. $\text{DOSE}_{\text{food}}$ = Exposure dose through ingestion of home-grown produce or home-raised animal product (mg/kg/d)
2. C_{food} = Concentration ($\mu\text{g}/\text{kg}$) in produce (e.g., exposed, leafy, protected, root) or animal product (e.g., beef, pork, poultry, dairy, eggs)
3. I_{food} = Consumption of produce or animal product (g/kg BW-day)
4. GRAF = Gastrointestinal relative absorption factor (unitless)
5. L = Fraction of produce or animal product consumed that is home-grown (unitless)
6. 10^{-6} = Conversion factors ($\mu\text{g}/\text{kg}$ to mg/g)
7. ED = Exposure duration for a specified age group (2 yrs for 0<2, 14 yrs for 2<16, 54 yrs for 16-70)
8. AT = Averaging time for lifetime exposure: 70 yrs

a: Recommended default values for EQ 5.4.3.2.3:

1. C_{food} = Calculated above in EQ 5.3.4.1 A (for home-grown produce) or EQ 5.3.4.2 A (for home-raised animal products)
2. I_{food} = Age-specific, see Table 5.15 for point estimates
3. GRAF = See Table 5.2
4. L = Site-specific survey is recommended. Otherwise, see Table 5.17 for Tier I default values

b: Recommended nursing mother default modifications to EQ 5.4.3.2.3:

1. For the mother's dose to milk through ingested food, use the food intake rates for age 16-30 years in Table 5.15 and 5.16d.
2. The ED and AT variates in EQ 5.4.3.2.3 are left out for ingested food dose in the mother's milk pathway.

Following calculation of the intake dose contributions for each age group, the intake rates for home-grown produce and the intake rates for home-raised animal products are summed separately to obtain the residential time-weighted average intake dose for chronic residential exposure to home-grown produce and to home-raised animal products:

$$(I_{\text{food}} \text{ for age } 0<2 \text{ yrs} \times C_{\text{food}} \times \text{GRAF} \times L \times 10^{-6} \times 2 / 70) +$$

$$(I_{\text{food}} \text{ for age } 2<16 \text{ yrs} \times C_{\text{food}} \times \text{GRAF} \times L \times 10^{-6} \times 14 / 70) +$$

$$(I_{\text{food}} \text{ for age } 16-70 \text{ yrs} \times C_{\text{food}} \times \text{GRAF} \times L \times 10^{-6} \times 54 / 70) = \text{Chronic Dose}_{\text{food}}$$

Table 5.15 Recommended Average and High End Point Estimate Values for Home Produced Food Consumption (g/kg-day)

Food Category	Third Trimester		Ages 0<2		Ages 2<9	
	Avg.	High End	Avg.	High End	Avg.	High End
Produce						
Exposed	1.9	5.9	11.7	30.2	7.4	21.7
Leafy	0.9	3.2	3.8	10.8	2.5	7.9
Protected	1.7	5.8	5.9	17.5	4.7	13.3
Root	1.7	4.6	5.7	15.3	3.9	10.8
Meat						
Beef	2.0	4.8	3.9	11.3	3.5	8.6
Poultry	0.9	2.9	2.9	10.5	2.2	7.8
Pork	1.8	4.7	4.5	11.4	3.7	9.0
Milk	5.4	15.9	50.9	116	23.3	61.4
Eggs	1.6	4.2	6.1	15.0	3.9	9.4
	Ages 2>16		Ages 16<30		Ages 16-70	
	Avg.	High End	Avg.	High End	Avg.	High End
Produce						
Exposed	1.9	5.9	1.9	5.9	1.8	5.6
Leafy	0.9	3.2	0.9	3.2	1.1	3.4
Protected	1.7	5.8	1.7	5.8	1.6	5.2
Root	1.7	4.6	1.7	4.6	1.5	4.2
Meat						
Beef	2.0	4.8	2.0	4.8	1.7	4.4
Poultry	0.9	2.9	0.9	2.9	0.9	2.8
Pork	1.8	4.7	1.8	4.7	1.5	3.8
Milk	5.4	15.9	5.4	15.9	4.3	13.2
Eggs	1.6	4.2	1.6	4.2	1.3	3.4

^a Food consumption values for 3rd trimester calculated by assuming that the fetus receives the same amount of contaminated food on a per kg BW basis as the mother (adult age 16 to less than 30).

Table 5.16a - e Parametric Models of Per Capita Food Consumption by Age Group for Stochastic Analysis**Table 5.16a Per Capita Food Consumption (g/kg-day) for Ages 0<2**

Food Category	Distrib. Type	Anderson-Darling Statistic	Mean	Std. Dev	Location	Scale	Shape	Like-liest
Produce								
Exposed	Gamma	60			0.01	6.56	0.830	
Leafy	Gamma	167			0.01	3.30	1.161	
Protected	LogN	67	6.03	7.31				
Root	Gamma	83			0.06	4.44	1.28	
Meat								
Beef	LogN	16	1.97	1.73				
Poultry	LogN	58	4.5	4.08				
Pork	LogN	230	3.00	4.46				
Dairy	Max Ext.	169				27.82		33.79
Eggs	LogN	172	6.11	4.21				

Table 5.16b Per Capita Food Consumption (g/kg-day) for Ages 2<9

Food Category	Distribution Type	Anderson-Darling Statistic	Mean	Std. Dev	Location	Scale	Shape	Rate
Produce								
Exposed	Exponential	206						0.14
Leafy	LogN	127	2.64	3.89				
Protected	Weibull	68			0.02	4.76	1.063	
Root	LogN	60	3.95	3.85				
Meat								
Beef	LogN	35	3.55	2.79				
Poultry	LogN	17	3.71	2.67				
Pork	LogN	66	2.25	2.84				
Milk	LogN	12	23.4	20.78				
Eggs	LogN	38	3.93	3.00				

Table 5.16c Per Capita Food Consumption (g/kg-day) for Ages 2<16

Food Category	Distribution Type	Anderson-Darling Statistic	Mean	Std. Dev	Location	Scale	Shape
Produce							
Exposed	Gamma	60			0.01	6.54	0.8325
Leafy	LogN	68	1.83	2.91			
Protected	Gamma	47			0.00	3.69	0.9729
Root	LogN	51	3.10	3.44			
Meat							
Beef	LogN	10	2.96	2.49			
Poultry	LogN	27	2.98	2.52			
Pork	LogN	48	1.84	2.79			
Milk	LogN	35	16.8	19.2			
Eggs	LogN	71	3.16	2.95			

Table 5.16d Per Capita Food Consumption (g/kg-day) for Ages 16-30^a

Food Category	Distribution Type	Anderson-Darling Statistic	Mean	Std. Dev	Location	Scale	Shape
Produce							
Exposed	Gamma	70			0.01	2.05	0.9220
Leafy	Weibull	191			0.00	0.88	0.8732
Protected	LogN	93	1.81	3.31			
Root	LogN	43	1.69	1.69			
Meat							
Beef	LogN	26	1.98	1.54			
Poultry	LogN	26	1.80	1.42			
Pork	LogN	242	1.01	1.74			
Milk	Gamma	22			0.02	5.66	0.9421
Eggs	LogN	29	1.55	1.36			

^a These distributions are also recommended for the third trimester. Food consumption values for 3rd trimester are calculated by assuming that the fetus receives the same amount of contaminated food on a per kg BW basis as the mother (adult age 16<30).

Table 5.16e Per Capita Food Consumption (g/kg-day) for Ages 16-70

Food Category	Distribution Type	Anderson-Darling Statistic	Mean	Std. Dev	Location	Scale	Shape
Produce							
Exposed	Gamma	148			0.01	2.07	0.8628
Leafy	Gamma	83			0.00	1.15	0.9713
Protected	Gamma	78			0.01	1.90	0.8325
Root	Gamma	14			0.00	1.28	1.166
Meat							
Beef	LogN	20	1.75	1.40			
Poultry	LogN	18	1.53	1.18			
Pork	LogN	190	0.97	1.59			
Milk	Gamma	20			0.00	4.50	0.9627
Eggs	LogN	30	1.3	1.01			

Table 5.17 Default Values for L in EQs 5.4.3.2.1., 5.4.3.2.2 and 5.4.3.2.3: Fraction of Food Intake that is Home-Produced

Food Type	Households that Garden ^a	Households that Farm ^a
Avg. Total Veg & Fruits	0.137	0.235
	Households that Garden/Hunt ^b	Households that Farm ^b
Beef	0.485	0.478
Pork	0.242	0.239
Poultry	0.156	0.151
Eggs	0.146	0.214
Total Dairy (Cow's milk)	0.207	0.254

^a As a default for home-produced leafy, exposed, protected and root produce, OEHHA recommends 0.137 as the fraction of produce that is home-grown. The households that grow their own vegetables and fruits are the population of concern. In rural situations where the receptor is engaged in farming, OEHHA recommends 0.235 as the default value for fraction of leafy, exposed, protected and root produce that is home-grown.

^b OEHHA recommends the fraction home-raised under "Households that raise animals/hunt" (for beef, pork, poultry (chicken), eggs and dairy (cow's milk), with the exception of rural household receptors engaged in farming. OEHHA recommends that the fractions listed under "Households that farm" be used for the rural household receptors.

5.4.3.3 Exposure through Ingestion of Water

Intake of drinking water varies by age on a ml per kg body weight per day basis resulting in differences in exposure dose by age. The age-specific groupings to determine dose are needed in order to properly use the age sensitivity factors for

cancer risk assessment (see Chapter 8) and to calculate a time-weighted average dose for chronic noncancer assessment.

5.4.3.3.1 Dose for Cancer Risk through Ingestion of Water

DOSE_{water} is calculated for each age group (i.e., 3rd trimester, 0<2 yrs, 2<9 yrs, 2<16 yrs, 16<30 yrs and 16-70 yrs), then incorporated into EQ 8.2.5 in Chapter 8 to determine cancer risk through exposure in drinking water.

A. Equation 5.4.3.3.1:
$$\text{DOSE}_{\text{water}} = C_w \times \text{WIR} \times \text{ABS}_{\text{swa}} \times \text{Fdw} \times \text{EF} \times 10^{-6}$$

1. DOSE_{water} = Exposure dose through ingestion of water (mg/kg BW/d)
2. C_w = Water concentration (µg/L)
3. WIR = Water ingestion rate (ml/kg BW-day)
4. ABS_{swa} = Gastrointestinal relative absorption factor (unitless)
5. Fdw = Fraction of drinking water from contaminated source
6. EF = Exposure frequency (unitless, days/365 days)
7. 10⁻⁶ = Conversion factors (mg/µg)(L/ml)

a: Recommended default values for EQ 5.4.3.3.1:

1. C_w = Calculated above 5.3.3 A
2. WIR = See 5.18 (point estimates) and Table 5.19 (distributions)
3. ABS_{swa} = Default set to 1
4. Fdw = Default set to 1, although a site-specific survey is recommended for this variate
5. EF = 0.96 (350 days/365 days in a year)

5.4.3.3.2 Chronic Noncancer Dose through Ingestion of Water

Because water intake varies by age group, a time-weighted average intake approach is used to determine the daily water ingestion dose for chronic residential exposure. The contribution to the water ingestion dose is determined for each age group (i.e., 0<2, 2<16 and 16-70 yrs) in EQ 5.4.3.3.2.

A. Equation 5.4.3.3.2:

$$\text{DOSE}_{\text{water}} = C_w \times \text{WIR} \times \text{ABS}_{\text{swa}} \times \text{Fdw} \times 10^{-6} \times \text{ED}/\text{AT}$$

1. $\text{DOSE}_{\text{water}}$ = Exposure dose through ingestion of water (mg/kg BW/d)
2. C_w = Water concentration ($\mu\text{g}/\text{L}$)
3. WIR = Water ingestion rate (ml/kg BW-day)
4. ABS_{swa} = Gastrointestinal absorption factor
5. Fdw = Fraction of drinking water from contaminated source (site-specific)
6. 10^{-6} = Conversion factors (mg/ μg)(L/ml)
7. ED = Exposure duration for a specified age group: 2 yrs for 0<2, 14 yrs for 2<16, 54 yrs for 16-70
8. AT = Averaging time for residential exposure: 70 yrs

a: Recommended default values for EQ 5.4.3.3.2:

1. C_w = Calculated above in 5.3.3 A
2. WIR = See 5.18 (point estimates)
3. ABS_{swa} = Default set to 1
4. Fdw = Default set to 1, although a site-specific survey is recommended for this variate

b: Recommended nursing mother default modifications to EQ 5.4.3.3.2:

1. For the dose to mother's milk through water ingestion, use the WIR for age 16-30 years in Table 5.18.
2. The ED and AT variates in EQ 5.4.3.3.2 are left out for ingested water dose in the mother's milk pathway.

The water intake dose contribution for each age group is summed together to obtain the time-weighted average daily residential water ingestion dose:

$$(\text{WIR for age } 0<2 \text{ yrs} \times C_w \times \text{ABS}_{\text{swa}} \times \text{Fdw} \times 10^{-6} \times 2 / 70) +$$

$$(\text{WIR for age } 2<16 \text{ yrs} \times C_w \times \text{ABS}_{\text{swa}} \times \text{Fdw} \times 10^{-6} \times 14 / 70) +$$

$$(\text{WIR for age } 16-70 \text{ yrs} \times C_w \times \text{ABS}_{\text{swa}} \times \text{Fdw} \times 10^{-6} \times 54 / 70) = \text{Chronic Dose}_{\text{water}}$$

**Table 5.18 Recommended Point Estimate
Tap Water Intake Rates (ml/kg-day)**

Point Estimates				
Using Mean Values	For the Age Period	9-year scenario	30-year scenario	70-year scenario
	3 rd trimester	18	18	18
	0<2 years	113	113	113
	2<9 years	26	-	-
	2<16 years	-	24	24
	16-30 years	-	18	-
	16-70 years	-	-	18
Using 95 th -percentile values	For the Age Period	9-year scenario	30-year scenario	70-year scenario
	3 rd trimester	47	47	47
	0<2 years	196	196	196
	2<9 years	66	-	-
	2<16 years	-	61	61
	16-30 years	-	47	-
	16-70 years	-	-	45

**Table 5.19 Recommended Distributions of Tap Water Intake Rates
(ml/kg-day) for Stochastic Risk Assessment**

	9-year scenario	30-year scenario	70-year scenario
0<2 years	Max Extreme Likeliest = 93 Scale = 35	Max Extreme Likeliest = 93 Scale = 35	Max Extreme Likeliest = 93 Scale = 35
2<9 years	Weibull Location = 0.02 Scale = 29 Shape = 1.3		
2<16 years		Gamma Location = 0.19 Scale = 15.0 Shape = 1.6	Gamma Location = 0.19 Scale = 15.0 Shape = 1.6
16-30 years		Gamma location=0.49 scale=13.6 shape=1.26	
16-70 years			Beta min=0.17 max=178 alpha=1.5 beta= 12.9

5.4.3.4 Exposure through Ingestion of Angler-caught Fish

Exposure through ingestion of angler-caught fish ($DOSE_{fish}$) is a function of the fraction of fish ingested that is caught in the exposed water body, which differs for each age grouping, and the gastrointestinal absorption factor. Ingestion of angler-caught fish on a mg/kg body weight per day basis varies by age resulting in differences in exposure dose by age. The age-specific groupings to determine dose is needed primarily to properly use the age sensitivity factors for cancer risk assessment (see Chapter 8) and to calculate a time-weighted average dose for chronic noncancer assessment.

5.4.3.4.1 *Cancer Risk Dose via Ingestion of Angler-Caught Fish*

$DOSE_{fish}$ is calculated for each age group separately (i.e., 3rd trimester, 0<2 yrs, 2<9 yrs, 2<16 yrs, 16<30 yrs and 16-70 yrs), then incorporated into EQ 8.2.5 in Chapter 8 to determine cancer risk through exposure to angler-caught fish.

A. Equation 5.4.3.4.1: $DOSE_{fish} = C_t \times I_{fish} \times Gf \times L \times EF \times 10^{-6}$

1. $DOSE_{fish}$ = Dose via ingestion of angler-caught fish (mg/kg BW-day)
2. C_t = Concentration in fish muscle tissue ($\mu\text{g}/\text{kg}$)
3. I_{fish} = Angler-caught fish ingestion rate (g/kg BW per day)
4. Gf = Gastrointestinal absorption factor (unitless)
5. L = Fraction of fish caught at exposed site (unitless)
6. EF = Exposure frequency (days/365 days)
7. 10^{-6} = Conversion factor (mg/ μg , kg/g)

a: Recommended default values for Equation 5.4.3.4.1:

1. C_t = Calculated above in Equation 5.3.4.7
2. I_{fish} = See Table 5.20 (point estimates) and Table 5.21 (distributions)
3. Gf = Default set to 1
4. L = Default set to 1 for fraction of fish caught locally, although a site-specific survey is recommended for this variate
5. EF = 0.96 (350 days/365 days in a yr)

5.4.3.4.2 *Chronic Noncancer Dose via Ingestion of Angler-Caught Fish*

Angler-caught fish consumption varies by age group. A time-weighted average intake for residential consumption over 70 years is used to determine dose for average and high-end exposure. The contribution to the angler-caught fish consumption dose is determined for each age group in EQ 5.4.3.4.2:

A. Equation 5.4.3.4.2: $\text{DOSE}_{\text{fish}} = C_t \times I_{\text{fish}} \times Gf \times L \times 10^{-6} \times \text{ED}/\text{AT}$

1. $\text{DOSE}_{\text{fish}}$ = Dose via ingestion of angler-caught fish (mg/kg BW-day)
2. C_t = Concentration in fish muscle tissue ($\mu\text{g}/\text{kg}$)
3. I_{fish} = Angler-caught fish ingestion rate (g/kg BW per day)
4. Gf = Gastrointestinal absorption factor (unitless)
5. L = Fraction of fish caught at exposed site (unitless)
6. 10^{-6} = Conversion factor (mg/ μg , kg/g)
7. ED = Exposure duration for a specified age group: 2 yrs for 0<2, 14 yrs for 2<16 and 54 yrs for 16-70
8. AT = Averaging time for chronic exposure – 70 yrs

a: Recommended default values for Equation 5.4.3.4.2:

1. C_t = Calculated above in Equation 5.3.4.7
2. I_{fish} = See Table 5.20 (point estimates)
3. Gf = Default set to 1
4. L = Default set to 1 for fraction of fish caught locally, although a site-specific survey is recommended for this variate

b: Recommended nursing mother default modifications to EQ 5.4.3.4.2:

1. For the dose to mother's milk through fish consumption, use the I_{fish} for age 16-30 years in Table 5.20.
2. The ED and AT variates in EQ 5.4.3.4.2 are left out for the dose via fish consumption in the mother's milk pathway.

Following calculation of the angler-caught fish consumption dose contribution for each age group, 0<2 yr, 2<16 yr and 16-70 yr fish consumption doses are summed together to obtain the residential chronic dose:

$$(\text{I}_{\text{fish}} \text{ for age } 0<2 \text{ yrs} \times C_t \times Gf \times L \times 10^{-6} \times 2 / 70) +$$

$$(\text{I}_{\text{fish}} \text{ for age } 2<16 \text{ yrs} \times C_t \times Gf \times L \times 10^{-6} \times 14 / 70) +$$

$$(\text{I}_{\text{fish}} \text{ for age } 16-70 \text{ yrs} \times C_t \times Gf \times L \times 10^{-6} \times 54 / 70) = \text{Chronic Dose}_{\text{fish}}$$

Table 5.20 Point Estimate Values for Angler-Caught Fish Consumption (g/kg-day) by Age Group

	Third Trimester	0 <2 Years	2<9 Years	2<16 Years	16<30 Years	16-70 Years
Mean	0.38	0.18	0.36	0.36	0.38	0.36
95 th Percentile	1.22	0.58	1.16	1.16	1.22	1.16

Table 5.21 Empirical Distribution for Angler-Caught Fish Consumption (g/kg-day)

Mean	Percentile									
	10 th	20 th	30 th	40 th	50 th	60 th	70 th	80 th	90 th	95 th
Third trimester, 2<9, 2<16, 16<30 and 16-70-year age groups										
0.36	0.06	0.09	0.12	0.16	0.21	0.27	0.36	0.50	0.79	1.16
0<2-year age group										
0.18	0.03	0.05	0.06	0.08	0.11	0.14	0.18	0.25	0.40	0.58

5.4.3.5 Mother's Milk

Exposure through mother's milk ingestion (Dose-Im) is a function of the average concentration of the substance in mother's milk and the amount of mother's milk ingested. The minimum pathways that the nursing mother is exposed to include inhalation, soil ingestion, and dermal, since the chemicals evaluated by the mother's milk pathway are multipathway chemicals. Other pathways may be appropriate depending on site conditions (e.g., the presence of vegetable gardens or home grown chickens). The compounds currently considered for the mother's milk pathway are:

1. Dioxins and Furans (PCDDS and PCDFs)
2. Polychlorinated biphenyls (PCBs)
3. Polycyclic Aromatic Hydrocarbons (PAHs), including creosotes
4. Lead

These compound classes represent the chemicals of greatest concern for the mother's milk pathway under the Hot Spots program, and for which data are available to estimate transfer coefficients. It is expected that additional transfer coefficients will be developed for other multipathway chemicals in the Hot Spots Program as data becomes available and is reviewed. The nursing mother in the mother's milk pathway is not herself subject to the mother's milk pathway. The summed average daily dose (mg/kg BW-day) from all pathways is calculated for the nursing mother using the equations that follow.

5.4.3.5.1 *Cancer Risk Dose to Infant via Mother's Milk***A. Equation 5.4.3.5.1:**

$$\text{Dose-Im} = C_m \times \text{BMI}_{\text{bw}} \times \text{EF} \times 10^{-3}$$

1. Dose-Im = Dose to infant through ingestion of mother's milk (mg/kg BW per day)
2. C_m = Concentration of contaminant in mother's milk (mg/kg milk)
3. BMI_{bw} = Daily breast-milk ingestion rate (g/kg BW-day)
4. EF = Frequency of exposure (days / 365 days)
5. 10^{-3} = Conversion factor (kg to g)

a: Recommended default values for EQ 5.4.3.5.1:

1. C_m = See EQ 5.3.4.8
2. BMI_{bw} = See Table 5.22 for point estimates. For distribution (parametric model) for Tier 3 stochastic risk assessments see Table 5.23.
3. EF = 1 (all 365 days of the first year of birth)

b: Assumptions for EQ 5.4.3.5.1:

1. For the MEIR, mother is exposed from birth up to 25 years of age when the infant is born. The exposed infant is then fully breastfed only during the first year of life.
2. For cancer risk assessment, exposure of breast-feeding infants to contaminants in breast milk applies only to the first year of the 0<2 yr age group for calculation of risk to this group, which then can be summed with the risk calculated for the other age groups (See Chapter 8).

5.4.3.5.2 *Chronic Noncancer Dose to Infant via Mother's Milk*

For oral noncancer hazard assessment, exposure of the infant through mother's milk ingestion occurs during the first year of life. After one year of age, the mother's milk pathway is not a factor for noncancer assessment.

A. Equation 5.4.3.5.2:

$$\text{Dose-Im} = C_m \times \text{BMI}_{\text{bw}} \times 10^{-3}$$

1. Dose-Im = Dose to infant through ingestion of mother's milk (mg/kg BW/d)
2. C_m = Concentration of contaminant in mother's milk (mg/kg milk)
3. BMI_{bw} = Daily breast-milk ingestion rate (g/kg BW-day)
4. 10^{-3} = Conversion factor (kg to g)

a: Recommended default values for EQ 5.4.3.5.2:

1. C_m = See EQ 5.3.4.8
2. BMI_{bw} = See Table 5.22 for point estimates

Table 5.22 Default Point Estimates for Breast Milk Intake (BMI_{bw}) for Breastfed Infants

Infant Group	Intake (g/kg-day)
<i>Fully breastfed over the first year (i.e., fed in accordance with AAP recommendations)</i>	
Mean	101
95 th percentile	139

Table 5.23 Recommended Distribution of Breast Milk Intake Rates Among Breastfed Infants for Stochastic Assessment* (Averaged Over an Individual's First Year of Life)

	Mean (SD)	Percentile							
		5	10	25	50	75	90	95	99
Intake (g/kg-day)	101 (23)	62	71	85	101	116	130	139	154

* For stochastic analysis, the mother's milk data are normally distributed.

5.5 References

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6 - Dose-Response Assessment for Noncarcinogenic Endpoints

6.1 Derivation of Toxicity Criteria for Noncancer Health Effects

Dose-response assessment describes the quantitative relationship between the amount of exposure to a substance (the dose) and the incidence or occurrence of an adverse health impact (the response). Dose-response information for noncancer health effects is used to determine Reference Exposure Levels (RELs). Inhalation RELs are air concentrations or doses at or below which adverse noncancer health effects are not expected even in sensitive members of the general population under specified exposure scenarios. The acute RELs are for infrequent 1 hour exposures that occur no more than once every two weeks in a given year, although this time frame of exposure does not necessarily apply to chemicals that can bioaccumulate (e.g., dioxins and furans, PCBs, and various metals). The chronic RELs are for 24 hour per day exposures for at least a significant fraction of a lifetime, defined as about 8 years (≥ 12 percent of a 70-year lifespan). The 8-hour RELs are for repeated 8-hour exposures for a significant fraction of a lifetime such as the exposures that offsite workers might typically receive. Eight-hour RELs are only available for 10 chemicals at present, but OEHHA will develop 8-hour RELs as we re-evaluate our existing RELs to ensure they are protective of children's health, and as we develop RELs for new chemicals. There are oral chronic RELs for some chemicals in the Hot Spots program that are semivolatile or nonvolatile and thus subject to deposition and oral ingestion or dermal exposure. The methodology for developing RELs is similar to that used by U.S. EPA in developing the inhalation Reference Concentrations (RfCs) and oral Reference Doses (RfDs).

Review and revision of RELs to take into account new information and sensitive subpopulations including infants and children is an ongoing process. All draft RELs for individual chemicals revised under the current noncancer methodology will undergo public comment and peer review, as mandated by the Hot Spots Act.

The first step in determining an acute, 8-hour, or chronic REL is to determine a point of departure. The point of departure is preferably determined by the benchmark concentration procedure applied to human or animal studies, but if this method of calculation cannot be used with a particular data set, a no observed adverse effect level (NOAEL) or lowest observed adverse effect level (LOAEL) may be used as the point of departure. The benchmark concentration method (also referred to as the benchmark dose method for oral exposures) is a preferred method to estimate a point of departure because it takes all of the available dose-response data into account to statistically estimate, typically, a 5 percent response rate.

Dosimetric or toxicokinetic adjustments are often made to the point of departure to adjust for differences in dosimetry or kinetics across species or among humans. Time adjustments are generally applied to adjust experimental exposure to the exposure of

interest for the REL (e.g., 1 hour for acute, continuous for chronic). A modified Haber's equation is used where needed to adjust studies with different exposure times to the one-hour period needed for acute RELs. A simple Haber's law ($C \times T$) adjustment for exposure period duration is used for most 8-hour and chronic RELs.

The time and dosimetry adjusted point of departure is divided by uncertainty factors that reflect the limitations in the current toxicology of the chemical. For example, an interspecies uncertainty factor is applied to account for the differences between humans and animals when an animal study is used. An intraspecies uncertainty factor is usually included to account for differences in susceptibility among the human population. In addition, where benchmark dose modeling is not suitable and a NOAEL is not available, a LOAEL to NOAEL uncertainty factor may be applied when the LOAEL serves as the point of departure. If a chronic study is not available to serve as a basis for a chronic REL, then a subchronic uncertainty factor (for chronic and 8-hour RELs only) may also be applied. Finally, if there are data deficiencies, for example, lack of a developmental toxicity study for a chemical, then a database deficiency factor may be applied. The individual uncertainty factors, which range from 2 to 10 depending on the limitations in the data, are multiplied together for a total uncertainty factor. The point of departure is then divided by the total UF to obtain the REL.

The most sensitive toxicological end point is selected as the basis for the REL when there are multiple adverse health effects. The selection of the most sensitive endpoint as the basis for a REL helps ensure that the REL is protective for all health effects. The use of uncertainty factors helps ensure that the REL is protective for nearly all individuals, including sensitive subpopulations, within the limitations of current scientific knowledge. For detailed information on the methodology and derivations for RELs, including guidance on selection of uncertainty factors, see the Air Toxics Hot Spots Risk Assessment Guidelines Technical Support Document for the Derivation of Noncancer Reference Exposure Levels (OEHHA, 2008).

It should be emphasized that exceeding the acute or chronic REL does not necessarily indicate that an adverse health impact will occur. The REL is not the threshold where population health effects would first be seen. However, levels of exposure above the REL have an increasing but undefined probability of resulting in an adverse health impact, particularly in sensitive individuals (e.g., depending on the toxicant, the very young, the elderly, pregnant women, and those with acute or chronic illnesses). The significance of exceeding the REL is dependent on the seriousness of the health endpoint, the strength and interpretation of the health studies, the magnitude of combined safety factors, and other considerations. In addition, there is a possibility that a REL may not be protective of certain small, unusually sensitive human subpopulations. Such subpopulations can be difficult to identify and study because of their small numbers, lack of knowledge about toxic mechanisms, and other factors. It may be useful to consult OEHHA staff when a REL is exceeded (hazard quotient or hazard index is greater than 1.0). Chapter 8 discusses the methods used for determining potential noncancer health impacts and Appendix I presents example calculations used to determine a hazard quotient (HQ) and hazard indices (HI).

Tables 6.1 through 6.3 list the currently adopted acute, 8-hour, and chronic inhalation RELs. Some substances that pose a long-term inhalation hazard may also present a chronic hazard via non-inhalation (oral, dermal) routes of exposure. The oral RELs for these substances are presented in Table 6.3. Appendix L provides a consolidated listing of all the acute, 8-hour, and chronic RELs with the respective target organs that are approved for use by OEHHA and ARB for the Hot Spots Program. Periodically, new or updated RELs are adopted by OEHHA and these guidelines will be updated to reflect those changes. See OEHHA's web site at www.oehha.ca.gov (look under "Air", then select "Hot Spots Guidelines") to determine if any new or updated RELs have been adopted since the last guideline update.

6.2 Acute Reference Exposure Levels

OEHHA developed acute RELs for assessing potential noncancer health impacts for short-term, one-hour peak exposures to facility emissions (OEHHA, 2008; <http://www.oehha.ca.gov/air/allrels.html>). By definition, an acute REL is an exposure that is not likely to cause adverse health effects in a human population, including sensitive subgroups, exposed to that concentration (in units of micrograms per cubic meter or $\mu\text{g}/\text{m}^3$) for the specified exposure duration on an intermittent basis.

The target organ systems and the acute RELs for each substance are presented in Table 6.1. Many acute RELs are based on mild adverse effects, such as mild irritation of the eyes, nose, or throat, or may result in other mild adverse physiological changes. For most individuals, it is expected that the mild irritation and other adverse physiological changes will not persist after exposure ceases. For RELs that have been recently developed or revised, the notation "sensory irritation" has been added in parenthesis in Table 6.1 for those chemicals that have an acute REL based on sensory irritation of the respiratory system (i.e., nose, throat) and/or eyes.

Other acute RELs are based on reproductive/developmental endpoints, such as teratogenicity or fetotoxicity, which are considered severe adverse effects. The inhalation pathway is the only pathway to assess for acute exposure. Other non-inhalation pathways of exposure are evaluated for worker and residential scenarios where the exposures are chronic or repeated daily in nature. The oral RELs are used to evaluate the non-inhalation pathways of exposure. Noninhalation (oral) RELs are discussed in Section 6.5. Chapter 8 discusses the methods used for determining noncancer acute health impacts. Appendix I presents an example calculation used to determine an HQ and HI.

Table 6.1 Acute Inhalation Reference Exposure Levels (RELs) and Acute Hazard Index Target Organ System(s)

Substance	Chemical Abstract Service Number (CAS)	Acute Inhalation REL ($\mu\text{g}/\text{m}^3$)	Acute Hazard Index Target Organ Systems(s)
Acetaldehyde	75-07-0	$4.7 \times 10^{+2}$	Eyes; Respiratory System (sensory irritation)
Acrolein	107-02-8	$2.5 \times 10^{+0}$	Eyes; Respiratory System (sensory irritation)
Acrylic Acid	79-10-7	$6.0 \times 10^{+3}$	Eyes; Respiratory System
Ammonia	7664-41-7	$3.2 \times 10^{+3}$	Eyes; Respiratory System
Arsenic and Inorganic Arsenic Compounds (including arsine)	7440-38-2	2.0×10^{-1}	Development; Cardiovascular System; Nervous System
Benzene	71-43-2	$2.7 \times 10^{+1}$	Reproductive/Developmental; Immune System; Hematologic System
Benzyl Chloride	100-44-7	$2.4 \times 10^{+2}$	Eyes; Respiratory System
1,3-Butadiene	106-99-0	$6.6 \times 10^{+2}$	Development
Caprolactam	105-60-2	$5.0 \times 10^{+1}$	Eyes (sensory irritation)
Carbon Disulfide	75-15-0	$6.2 \times 10^{+3}$	Nervous System; Reproductive/Developmental
Carbon Monoxide ^a	630-08-0	$2.3 \times 10^{+4}$	Cardiovascular System
Carbon Tetrachloride	56-23-5	$1.9 \times 10^{+3}$	Alimentary System (Liver); Nervous System Reproductive/Developmental
Chlorine	7782-50-5	$2.1 \times 10^{+2}$	Eyes; Respiratory System
Chloroform	67-66-3	$1.5 \times 10^{+2}$	Nervous System; Respiratory System; Reproductive/Developmental
Chloropicrin	76-06-2	$2.9 \times 10^{+1}$	Eyes; Respiratory System
Copper and Compounds	7440-50-8	$1.0 \times 10^{+2}$	Respiratory System
1,4-Dioxane	123-91-1	$3.0 \times 10^{+3}$	Eyes; Respiratory System
Epichlorohydrin	106-89-8	$1.3 \times 10^{+3}$	Eyes; Respiratory System
Ethylene Glycol Monobutyl Ether	111-76-2	$1.4 \times 10^{+4}$	Eyes; Respiratory System
Ethylene Glycol Monoethyl Ether	110-80-5	$3.7 \times 10^{+2}$	Reproductive/Developmental
Ethylene Glycol Monoethyl Ether Acetate	111-15-9	$1.4 \times 10^{+2}$	Nervous System; Reproductive/Developmental
Ethylene Glycol Monomethyl Ether	109-86-4	$9.3 \times 10^{+1}$	Reproductive/Developmental
Formaldehyde	50-00-0	$5.5 \times 10^{+1}$	Eyes (sensory irritation)
Hydrogen Chloride	7647-01-0	$2.1 \times 10^{+3}$	Eyes; Respiratory System
Hydrogen Cyanide	74-90-8	$3.4 \times 10^{+2}$	Nervous System
Hydrogen Fluoride	7664-39-3	$2.4 \times 10^{+2}$	Eyes; Respiratory System
Hydrogen Selenide	7783-07-5	$5.0 \times 10^{+0}$	Eyes; Respiratory System
Hydrogen Sulfide ^a	7783-06-4	$4.2 \times 10^{+1}$	Nervous System
Isopropanol	67-63-0	$3.2 \times 10^{+3}$	Eyes; Respiratory System
Mercury and Inorganic Mercury Compounds	7439-97-6	6.0×10^{-1}	Nervous System; Development
Methanol	67-56-1	$2.8 \times 10^{+4}$	Nervous System
Methyl Bromide	74-83-9	$3.9 \times 10^{+3}$	Nervous System; Respiratory System; Reproductive/Developmental

Substance	Chemical Abstract Service Number (CAS)	Acute Inhalation REL ($\mu\text{g}/\text{m}^3$)	Acute Hazard Index Target Organ Systems(s)
Methyl Chloroform	71-55-6	6.8×10^{-4}	Nervous System
Methyl Ethyl Ketone	78-93-3	1.3×10^{-4}	Eyes; Respiratory System
Methylene Chloride	75-09-2	1.4×10^{-4}	Nervous System; Cardiovascular System
Nickel and Nickel Compounds	7440-02-0	2.0×10^{-1}	Immune System
Nitric Acid	7697-37-2	8.6×10^{-1}	Respiratory System
Nitrogen Dioxide ^a	10102-44-0	4.7×10^{-2}	Respiratory System
Ozone ^a	10028-15-6	1.8×10^{-2}	Eyes; Respiratory System
Perchloroethylene (Tetrachloroethylene)	127-18-4	2.0×10^{-4}	Eyes; Nervous System; Respiratory System
Phenol	108-95-2	5.8×10^{-3}	Eyes; Respiratory System
Phosgene	75-44-5	4.0×10^{-0}	Respiratory System
Propylene Oxide	75-56-9	3.1×10^{-3}	Eyes; Respiratory System; Reproductive/Developmental
Sodium Hydroxide	1310-73-2	8.0×10^{-0}	Eyes; Skin; Respiratory System
Styrene	100-42-5	2.1×10^{-4}	Eyes; Respiratory System; Reproductive/Developmental
Sulfates ^a	N/A	1.2×10^{-2}	Respiratory System
Sulfur Dioxide ^a	7446-09-5	6.6×10^{-2}	Respiratory System
Sulfuric Acid and Oleum	7664-93-9 8014-95-7	1.2×10^{-2}	Respiratory System
Tetrachloroethylene (Perchloroethylene)	127-18-4	2.0×10^{-4}	Eyes; Nervous System; Respiratory System
Toluene	108-88-3	3.7×10^{-4}	Nervous System; Respiratory System; Eyes; Reproductive/Developmental
Triethylamine	121-44-8	2.8×10^{-3}	Nervous System; Eyes
Vanadium Pentoxide	1314-62-1	3.0×10^{-1}	Eyes; Respiratory System
Vinyl Chloride	75-01-4	1.8×10^{-5}	Nervous System; Eyes; Respiratory System
Xylenes (m,o,p-isomers)	1330-20-7	2.2×10^{-4}	Eyes; Respiratory System; Nervous System

^a California Ambient Air Quality Standard

6.3 8-hour Reference Exposure Levels

OEHHA has developed 8-hour RELs for assessing potential noncancer health impacts for exposures to the general public that occur on a recurrent basis, but only during a portion of each day (OEHHA, 2008; <http://www.oehha.ca.gov/air/allrels.html>). Eight-hour RELs are compared to air concentrations that represent an average (daily) 8-hour exposure. They were designed to address off-site worker exposure at the MEIW, but may also be used at the Districts' discretion to characterize 8-hour residential noncancer exposures, particularly for non-continuous facility operations where exposure is based on air concentrations during facility operation (i.e., the zero emission hours are not included) rather than averaged over 24-hours/day, 7 days/week as assessed for chronic exposure. The 8-hour RELs can also be used to assess exposure of students and teachers while at school (OEHHA, 2008). These RELs were developed because of concerns that applying the chronic REL in some scenarios was

overly conservative. By definition, an 8-hour REL is an exposure that is not likely to cause adverse health effects in a human population, including sensitive subgroups, exposed to that concentration (in units of micrograms per cubic meter or $\mu\text{g}/\text{m}^3$) for an 8-hour exposure duration on a regular (including daily) basis.

The RELs, target organ systems, and the averaging time for substances that can present a potential hazard from inhalation for 8 hours on a daily basis are presented in Table 6.2. Chapter 8 discusses the methods used for determining noncancer 8-hour health impacts. Appendix I presents an example calculation used to determine an HQ and HI.

Any substances in Table 6.2 with Development or Reproductive System as a target organ system are represented in HARP and in the Appendix L REL tables under the single endpoint "Reproductive/Development".

Table 6.2 Eight-Hour Inhalation Reference Exposure Levels (RELs) and 8-Hour Hazard Index Target Organ System(s)

Substance	Chemical Abstract Service Number (CAS)	Chronic Inhalation REL ($\mu\text{g}/\text{m}^3$)	Chronic Inhalation Hazard Index Target Organ System(s)
Acetaldehyde	75-07-0	3.0×10^{-2}	Respiratory System
Acrolein	107-02-8	7.0×10^{-1}	Respiratory System
Arsenic & Inorganic Arsenic Compounds	7440-38-2	1.5×10^{-2}	Cardiovascular System; Development; Nervous System; Respiratory System; Skin
Benzene	71-43-2	$3.0 \times 10^{+0}$	Hematologic System
1,3-Butadiene	106-99-0	$9.0 \times 10^{+0}$	Reproductive System
Caprolactam	105-60-2	$7.0 \times 10^{+0}$	Respiratory System
Formaldehyde	50-0-0	$9.0 \times 10^{+0}$	Respiratory System
Manganese & Manganese Compounds	7439-96-5	1.7×10^{-1}	Nervous System
Mercury & Inorganic Mercury Compounds	7439-97-6	6.0×10^{-2}	Nervous System; Development; Kidney
Nickel & Nickel Compounds	7440-02-0	6.0×10^{-2}	Respiratory System; Immune System

6.4 Chronic Reference Exposure Levels

OEHHA has developed chronic RELs for assessing noncancer health impacts from long-term exposure. (OEHHA, 2008; see also <http://www.oehha.ca.gov/air/allrels.html>) A chronic REL is a concentration level (expressed in units of micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) for inhalation exposure and in a dose expressed in units of milligrams per kilogram-day (mg/kg-day) for oral exposures) at or below which no adverse health effects are anticipated following long-term exposure. Long-term exposure for these purposes has been defined by U.S. EPA as at least 12% of a lifetime, or about eight years for humans. Table 6.3 lists the chronic noncancer RELs that should be used in

the assessment of chronic health effects from inhalation exposure. Appendix L provides a consolidated listing of all the acute, 8-hour and chronic RELs and target organs that are approved for use by OEHHA and ARB for the Hot Spots Program. Periodically, new or updated RELs are adopted by OEHHA. See OEHHA's web site <http://www.oehha.ca.gov/air/allrels.html> to determine if any new or updated RELs have been adopted since the last guideline update.

The organ system(s) associated with each chronic REL are also presented in Table 6.3. Any substances in Table 6.3 with Development or Reproductive System as a target organ system are represented in HARP and in the Appendix L REL tables under the single endpoint "Reproductive/Development". Chapter 8 discusses the methods used for determining potential noncancer health impacts and Appendix I presents example calculations used to determine a HQ and HI.

Table 6.3 Chronic Inhalation Reference Exposure Levels (RELs) and Chronic Hazard Index Target Organ System(s)

Substance	Chemical Abstract Service Number (CAS)	Chronic Inhalation REL ($\mu\text{g}/\text{m}^3$)	Chronic Inhalation Hazard Index Target Organ System(s)
Acetaldehyde ^a	75-07-0	$1.4 \times 10^{+2}$	Respiratory System
Acrolein	107-02-8	3.5×10^{-1}	Respiratory System
Acrylonitrile	107-13-1	$5.0 \times 10^{+0}$	Respiratory System
Ammonia	7664-41-7	$2.0 \times 10^{+2}$	Respiratory System
Arsenic & Inorganic Arsenic Compounds	7440-38-2	1.5×10^{-2}	Cardiovascular System; Development; Nervous System; Respiratory System; Skin
Benzene	71-43-2	$3.0 \times 10^{+0}$	Hematologic System
Beryllium and Beryllium Compounds	7440-41-7	7.0×10^{-3}	Immune System; Respiratory System
1,3-Butadiene	106-99-0	$2.0 \times 10^{+0}$	Reproductive System
Cadmium and Cadmium Compounds	7440-43-9	2.0×10^{-2}	Kidney; Respiratory System
Caprolactam	105-60-2	$2.2 \times 10^{+0}$	Respiratory System
Carbon Disulfide	75-15-0	$8.0 \times 10^{+2}$	Nervous System; Reproductive System
Carbon Tetrachloride	56-23-5	$4.0 \times 10^{+1}$	Alimentary System (Liver); Development; Nervous System
Chlorine	7782-50-5	2.0×10^{-1}	Respiratory System
Chlorine Dioxide	10049-04-4	6.0×10^{-1}	Respiratory System
Chlorinated Dibenzo-<i>p</i>-dioxins^b			
2,3,7,8-Tetrachlorodibenzo- <i>p</i> -dioxin ^b	1746-01-6	4.0×10^{-5}	Alimentary System (Liver); Development; Endocrine System; Hematologic System; Reproductive System; Respiratory System
1,2,3,7,8-Pentachlorodibenzo- <i>p</i> -dioxin ^b	40321-76-4	4.0×10^{-5}	
1,2,3,4,7,8-Hexachlorodibenzo- <i>p</i> -dioxin ^b	39227-28-6	4.0×10^{-4}	
1,2,3,6,7,8-Hexachlorodibenzo- <i>p</i> -dioxin ^b	57653-85-7	4.0×10^{-4}	
1,2,3,7,8,9-Hexachlorodibenzo- <i>p</i> -dioxin ^b	19408-74-3	4.0×10^{-4}	
1,2,3,4,6,7,8-Heptachlorodibenzo- <i>p</i> -dioxin ^b	35822-46-9	4.0×10^{-3}	
1,2,3,4,6,7,8,9-Octachlorodibenzo- <i>p</i> -dioxin ^b	3268-87-9	1.3×10^{-1}	

Table 6.3 Chronic Inhalation Reference Exposure Levels (RELs) and Chronic Hazard Index Target Organ System(s)

Substance	Chemical Abstract Service Number (CAS)	Chronic Inhalation REL ($\mu\text{g}/\text{m}^3$)	Chronic Inhalation Hazard Index Target Organ System(s)
Chlorinated Dibenzofurans^b			
2,3,7,8-Tetrachlorodibenzofuran ^b	5120-73-19	4.0×10^{-4}	Alimentary System (Liver); Development; Endocrine System; Hematologic System; Reproductive System; Respiratory System
1,2,3,7,8-Pentachlorodibenzofuran ^b	57117-41-6	1.3×10^{-3}	
2,3,4,7,8-Pentachlorodibenzofuran ^b	57117-31-4	1.3×10^{-4}	
1,2,3,4,7,8-Hexachlorodibenzofuran ^b	70648-26-9	4.0×10^{-4}	
1,2,3,6,7,8-Hexachlorodibenzofuran ^b	57117-44-9	4.0×10^{-4}	
1,2,3,7,8,9-Hexachlorodibenzofuran ^b	72918-21-9	4.0×10^{-4}	
2,3,4,6,7,8-Hexachlorodibenzofuran ^b	60851-34-5	4.0×10^{-4}	
1,2,3,4,6,7,8-Heptachlorodibenzofuran ^b	67562-39-4	4.0×10^{-3}	
1,2,3,4,7,8,9-Heptachlorodibenzofuran ^b	55673-89-7	4.0×10^{-3}	
1,2,3,4,6,7,8,9-Octachlorodibenzofuran ^b	39001-02-0	1.3×10^{-1}	
Chlorobenzene	108-90-7	$1.0 \times 10^{+3}$	Alimentary System (Liver); Kidney; Reproductive System
Chloroform	67-66-3	$3.0 \times 10^{+2}$	Alimentary System (Liver); Development; Kidney
Chloropicrin	76-06-2	4.0×10^{-1}	Respiratory System
Chromium VI & Soluble Chromium VI Compounds (except chromic trioxide)	18540-29-9	2.0×10^{-1}	Respiratory System
Chromic Trioxide (as chromic acid mist)	1333-82-0	2.0×10^{-3}	Respiratory System
Cresol Mixtures	1319-77-3	$6.0 \times 10^{+2}$	Nervous System
1,4-Dichlorobenzene	106-46-7	$8.0 \times 10^{+2}$	Alimentary System (Liver); Kidney; Nervous System; Respiratory System
1,1-Dichloroethylene (Vinylidene Chloride)	75-35-4	$7.0 \times 10^{+1}$	Alimentary System (Liver)
Diesel Exhaust ^a	N/A	$5.0 \times 10^{+0}$	Respiratory System
Diethanolamine	111-42-2	$3.0 \times 10^{+0}$	Hematologic System; Respiratory System
N,N-Dimethylformamide	68-12-2	$8.0 \times 10^{+1}$	Alimentary System (Liver); Respiratory System
1,4-Dioxane	123-91-1	$3.0 \times 10^{+3}$	Alimentary System (Liver); Cardiovascular System; Kidney
Epichlorohydrin	106-89-8	$3.0 \times 10^{+0}$	Eyes; Respiratory System
1,2-Epoxybutane	106-88-7	$2.0 \times 10^{+1}$	Cardiovascular System; Respiratory System
Ethylbenzene	100-41-4	$2.0 \times 10^{+3}$	Alimentary System (Liver); Kidney; Development; Endocrine System
Ethyl Chloride	75-00-3	$3.0 \times 10^{+4}$	Alimentary System (Liver); Development
Ethylene Dibromide	106-93-4	8.0×10^{-1}	Reproductive System
Ethylene Dichloride	107-06-2	$4.0 \times 10^{+2}$	Alimentary System (Liver)
Ethylene Glycol	107-21-1	$4.0 \times 10^{+2}$	Development; Kidney; Respiratory System
Ethylene Glycol Monoethyl Ether	110-80-5	$7.0 \times 10^{+1}$	Hematologic System; Reproductive System
Ethylene Glycol Monoethyl Ether Acetate	111-15-9	$3.0 \times 10^{+2}$	Development

Table 6.3 Chronic Inhalation Reference Exposure Levels (RELs) and Chronic Hazard Index Target Organ System(s)

Substance	Chemical Abstract Service Number (CAS)	Chronic Inhalation REL ($\mu\text{g}/\text{m}^3$)	Chronic Inhalation Hazard Index Target Organ System(s)
Ethylene Glycol Monomethyl Ether	109-86-4	$6.0 \times 10^{+1}$	Reproductive System
Ethylene Glycol Monomethyl Ether Acetate	110-49-6	$9.0 \times 10^{+1}$	Reproductive System
Ethylene Oxide	75-21-8	$3.0 \times 10^{+1}$	Nervous System
Fluorides (except hydrogen fluoride)	N/A	$1.3 \times 10^{+1}$	Bone and Teeth; Respiratory System
Formaldehyde	50-00-0	$9.0 \times 10^{+0}$	Respiratory System
Glutaraldehyde	111-30-8	8.0×10^{-2}	Respiratory System
Hexane (n-)	110-54-3	$7.0 \times 10^{+3}$	Nervous System
Hydrazine	302-01-2	2.0×10^{-1}	Alimentary System (Liver); Endocrine System
Hydrogen Chloride	7647-01-0	$9.0 \times 10^{+0}$	Respiratory System
Hydrogen Cyanide	74-90-8	$9.0 \times 10^{+0}$	Cardiovascular System; Endocrine System; Nervous System
Hydrogen Fluoride	7664-39-3	$1.4 \times 10^{+1}$	Bone and Teeth; Respiratory System
Hydrogen Sulfide	7783-06-4	$1.0 \times 10^{+1}$	Respiratory System
Isophorone	78-59-1	$2.0 \times 10^{+3}$	Alimentary System (Liver); Development
Isopropanol	67-63-0	$7.0 \times 10^{+3}$	Development; Kidney
Maleic Anhydride	108-31-6	7.0×10^{-1}	Respiratory System
Manganese & Manganese Compounds	7439-96-5	9.0×10^{-2}	Nervous System
Mercury & Inorganic Mercury Compounds	7439-97-6	3.0×10^{-2}	Nervous System; Development; Kidney
Methanol	67-56-1	$4.0 \times 10^{+3}$	Development
Methyl Bromide	74-83-9	$5.0 \times 10^{+0}$	Development; Nervous System; Respiratory System
Methyl Chloroform	71-55-6	$1.0 \times 10^{+3}$	Nervous System
Methyl Isocyanate	624-83-9	$1.0 \times 10^{+0}$	Reproductive System; Respiratory System
Methyl tertiary-Butyl Ether	1634-04-4	$8.0 \times 10^{+3}$	Alimentary System (Liver); Eyes; Kidney
Methylene Chloride	75-09-2	$4.0 \times 10^{+2}$	Cardiovascular System; Nervous System
4,4'-Methylene Dianiline (& its dichloride)	101-77-9	$2.0 \times 10^{+1}$	Alimentary System (Liver); Eyes
Methylene Diphenyl Isocyanate	101-68-8	7.0×10^{-1}	Respiratory System
Naphthalene	91-20-3	$9.0 \times 10^{+0}$	Respiratory System
Nickel & Nickel Compounds (except nickel oxide)	7440-02-0	1.4×10^{-2}	Hematologic System; Respiratory System
Nickel Oxide	1313-99-1	2.0×10^{-2}	Respiratory System
Perchloroethylene (Tetrachloroethylene) ^a	127-18-4	$3.5 \times 10^{+1}$	Alimentary System (Liver); Kidney
Phenol	108-95-2	$2.0 \times 10^{+2}$	Alimentary System (Liver); Cardiovascular System; Kidney; Nervous System
Phosphine	7803-51-2	8.0×10^{-1}	Alimentary System (Liver); Hematologic System; Kidney; Nervous System; Respiratory System

Table 6.3 Chronic Inhalation Reference Exposure Levels (RELs) and Chronic Hazard Index Target Organ System(s)

Substance	Chemical Abstract Service Number (CAS)	Chronic Inhalation REL ($\mu\text{g}/\text{m}^3$)	Chronic Inhalation Hazard Index Target Organ System(s)
Phosphoric Acid	7664-38-2	$7.0 \times 10^{+0}$	Respiratory System
Phthalic Anhydride	85-44-9	$2.0 \times 10^{+1}$	Respiratory System
Polychlorinated biphenyls (PCBs)^b			
3,3',4,4'-Tetrachlorobiphenyl (77) ^b	35298-13-3	4.0×10^{-1}	Alimentary System (Liver); Developmental; Endocrine System; Hematologic System; Reproductive System; Respiratory System
3,4,4',5'-Tetrachlorobiphenyl (81) ^b	70362-50-4	1.3×10^{-1}	
2,3,3',4,4'-Pentachlorobiphenyl (105) ^b	32598-14-4	$1.3 \times 10^{+0}$	
2,3,4,4',5'-Pentachlorobiphenyl (114) ^b	74472-37-0	$1.3 \times 10^{+0}$	
2,3',4,4',5'-Pentachlorobiphenyl (118) ^b	31508-00-6	$1.3 \times 10^{+0}$	
2',3,4,4',5'-Pentachlorobiphenyl (123) ^b	65510-44-3	$1.3 \times 10^{+0}$	
3,3',4,4',5'-Pentachlorobiphenyl (126) ^b	57465-28-8	4.0×10^{-4}	
2,3,3',4,4',5'-Hexachlorobiphenyl (156) ^b	38380-08-4	$1.3 \times 10^{+0}$	
2,3,3',4,4',5'-Hexachlorobiphenyl (157) ^b	69782-90-7	$1.3 \times 10^{+0}$	
2,3',4,4',5,5'-Hexachlorobiphenyl (167) ^b	52663-72-6	$1.3 \times 10^{+0}$	
3,3',4,4',5,5'-Hexachlorobiphenyl (169) ^b	32774-16-6	1.3×10^{-3}	
2,3,3',4,4',5,5'-Heptachlorobiphenyl (189) ^b	39635-31-9	$1.3 \times 10^{+0}$	
Propylene	115-07-1	$3.0 \times 10^{+3}$	Respiratory System
Propylene Glycol Monomethyl Ether	107-98-2	$7.0 \times 10^{+3}$	Alimentary System (Liver)
Propylene Oxide	75-56-9	$3.0 \times 10^{+1}$	Respiratory System
Selenium and Selenium compounds (other than Hydrogen Selenide)	7782-49-2	$2.0 \times 10^{+1}$	Alimentary System (Liver); Cardiovascular System; Nervous System
Silica (crystalline, respirable)	N/A	$3.0 \times 10^{+0}$	Respiratory System
Styrene	100-42-5	$9.0 \times 10^{+2}$	Nervous System
Sulfuric Acid	7664-93-9	$1.0 \times 10^{+0}$	Respiratory System
Toluene	108-88-3	$3.0 \times 10^{+2}$	Development; Nervous System; Respiratory System
2,4-Toluene Diisocyanate	584-84-9	7.0×10^{-2}	Respiratory System
2,6-Toluene Diisocyanate	91-08-7	7.0×10^{-2}	Respiratory System
Trichloroethylene ^a	79-01-6	$6.0 \times 10^{+2}$	Eyes; Nervous System
Triethylamine	121-44-8	$2.0 \times 10^{+2}$	Eyes
Vinyl Acetate	108-05-4	$2.0 \times 10^{+2}$	Respiratory System
Xylenes (m, o, p-isomers)	1330-20-7	$7.0 \times 10^{+2}$	Nervous System; Respiratory System; Eyes

^a These peer-reviewed values were developed under the Toxic Air Contaminant (TAC) Program mandated by AB1807 (California Health and Safety Code Sec. 39650 *et seq.*).

^b The OEHHA has adopted the World Health Organization Toxicity Equivalency Factor (TEF) scheme for evaluating the cancer risk and noncancer hazard due to exposure to samples containing mixtures of polychlorinated dibenzo-*p*-dioxins (PCDD) (also referred to as chlorinated dioxins and dibenzofurans), polychlorinated dibenzofurans (PCDF) and polychlorinated biphenyls (PCBs). The TEF values are revised from time to time to reflect new data and increased scientific knowledge. Currently OEHHA recommends use of the 2005 revision to the WHO TEF values (WHO₀₅-TEF). See Appendix E for more information about the scheme and for the methodology for calculating 2,3,7,8-tetrachlorodibenzo-*p*-dioxin (TCDD) equivalents for PCDD and PCDFs. For

convenience, OEHHA has calculated chronic REL values for speciated PCDDs, PCDFs and PCBs based on the WHO₀₅ TEF values and the chronic REL for 2,3,7,8-TCDD using the procedure discussed in Appendix E. The chronic REL values can be used to calculate a hazard index when the mixtures are speciated from individual congener ground level concentrations. In those cases where speciation of dioxins and furans has not been performed, then 2,3,7,8-TCDD serves as the surrogate for dioxin and furan emissions.

N/A Not Applicable

6.5 Chronic Oral (Noninhalation) Reference Exposure Levels

As specified throughout the guidelines, estimates of long-term exposure resulting from facility air emissions of specific compounds must be analyzed for both inhalation and noninhalation (multipathway) pathways of exposure for humans. Facilities often emit substances under high temperature and pressure in the presence of particulate matter. While some of these substances are expected to remain in the vapor phase, other substances such as metals and semi-volatile organics can be either emitted as particles, form particles after emission from the facility, or adhere to existing particles. Some substances will partition between vapor and particulate phases. Substances in the particulate phase can be removed from the atmosphere by settling and, thus, potentially present a significant hazard via noninhalation pathways.

Particulate-associated chemicals can be deposited directly onto soil, onto the leaves or fruits of crops, or onto surface waters. Exposure via the oral route is the predominant noninhalation pathway, resulting in the noninhalation RELs being referred to as 'oral RELs' in this document. The oral RELs are used for both ingestion and dermal exposures, and are applied using the chronic non-inhalation exposures in the residential scenario and the worker scenarios. The oral RELs are expressed as doses in milligrams of substance (consumed and dermally absorbed) per kilogram body weight per day (mg/kg-day).

Table 6.4 lists the chronic noncancer RELs to be used in the assessment of chronic health effects from noninhalation pathways of exposure. Any substances in Table 6.4 with Development or Reproductive System as a target organ system are represented in HARP and in the Appendix L REL tables under the single endpoint "Reproductive/Development". Appendix L provides a consolidated listing of all chronic RELs and target organs that are approved for use by OEHHA and ARB for the Hot Spots Program. Periodically, new or updated RELs are adopted by OEHHA and these guidelines will be updated to reflect those changes. See OEHHA's web page at <http://www.oehha.ca.gov/air/allrels.html> to determine if any new or updated RELs have been adopted since the last guideline update. Chapter 8 discusses the methods used for determining potential noncancer health impacts and Appendix I presents example calculations used to determine a HQ and HI.

Table 6.4 Chronic Noninhalation ‘Oral’ Reference Exposure Levels (RELs) and Chronic Hazard Index Target Organ System(s)

Substance	Chemical Abstract Service No. (CAS)	Chronic Oral REL (mg/kg-day)	Chronic Oral Hazard Index Target Organ System(s)
Arsenic & Inorganic Arsenic Compounds	7440-38-2	3.5×10^{-6}	Development; Nervous System; Respiratory System; Cardiovascular System; Skin
Beryllium and Beryllium Compounds	7440-41-7	2.0×10^{-3}	Alimentary System (Gastrointestinal Tract)
Cadmium and Cadmium Compounds	7440-43-9	5.0×10^{-4}	Kidney
Chlorinated Dibenzo-<i>p</i>-dioxins^a			
2,3,7,8-Tetrachlorodibenzo- <i>p</i> -dioxin ^a	1746-01-6	1.0×10^{-8}	Alimentary System (Liver); Developmental; Endocrine System; Hematologic System; Reproductive System; Respiratory System
1,2,3,7,8-Pentachlorodibenzo- <i>p</i> -dioxin ^a	40321-76-4	1.0×10^{-8}	
1,2,3,4,7,8-Hexachlorodibenzo- <i>p</i> -dioxin ^a	39227-28-6	1.0×10^{-7}	
1,2,3,6,7,8-Hexachlorodibenzo- <i>p</i> -dioxin ^a	57653-85-7	1.0×10^{-7}	
1,2,3,7,8,9-Hexachlorodibenzo- <i>p</i> -dioxin ^a	19408-74-3	1.0×10^{-7}	
1,2,3,4,6,7,8-Heptachlorodibenzo- <i>p</i> -dioxin ^a	35822-46-9	1.0×10^{-6}	
1,2,3,4,6,7,8,9-Octachlorodibenzo- <i>p</i> -dioxin ^a	3268-87-9	3.3×10^{-5}	
Chlorinated Dibenzofurans^a			
2,3,7,8-Tetrachlorodibenzofuran ^a	5120-73-19	1.0×10^{-7}	Alimentary System (Liver); Developmental; Endocrine System; Hematologic System; Reproductive System; Respiratory System
1,2,3,7,8-Pentachlorodibenzofuran ^a	57117-41-6	3.3×10^{-7}	
2,3,4,7,8-Pentachlorodibenzofuran ^a	57117-31-4	3.3×10^{-8}	
1,2,3,4,7,8-Hexachlorodibenzofuran ^a	70648-26-9	1.0×10^{-7}	
1,2,3,6,7,8-Hexachlorodibenzofuran ^a	57117-44-9	1.0×10^{-7}	
1,2,3,7,8,9-Hexachlorodibenzofuran ^a	72918-21-9	1.0×10^{-7}	
2,3,4,6,7,8-Hexachlorodibenzofuran ^a	60851-34-5	1.0×10^{-7}	
1,2,3,4,6,7,8-Heptachlorodibenzofuran ^a	67562-39-4	1.0×10^{-6}	
1,2,3,4,7,8,9-Heptachlorodibenzofuran ^a	55673-89-7	1.0×10^{-6}	
1,2,3,4,6,7,8,9-Octachlorodibenzofuran ^a	39001-02-0	3.3×10^{-5}	
Chromium VI & Soluble Chromium VI Compounds (including chromic trioxide)	18540-29-9	2.0×10^{-2}	Hematologic System
Fluorides (including hydrogen fluoride)	7664-39-3	4.0×10^{-2}	Bone and Teeth
Mercury & Mercury Inorganic Compounds	7439-97-6	1.6×10^{-4}	Kidney; Nervous System; Development
Nickel & Nickel Compounds (including nickel oxide)	7440-02-0	1.1×10^{-2}	Development
Polychlorinated biphenyls (PCBs) (speciated)^a			
3,3',4,4'-Tetrachlorobiphenyl (77) ^a	35298-13-3	1.0×10^{-4}	Alimentary System (Liver); Developmental; Endocrine System; Hematologic System; Reproductive System; Respiratory System
3,4,4',5'-Tetrachlorobiphenyl (81) ^a	70362-50-4	3.3×10^{-5}	
2,3,3',4,4'-Pentachlorobiphenyl (105) ^a	32598-14-4	3.3×10^{-4}	
2,3,4,4',5'-Pentachlorobiphenyl (114) ^a	74472-37-0	3.3×10^{-4}	
2,3',4,4',5'-Pentachlorobiphenyl (118) ^a	31508-00-6	3.3×10^{-4}	
2',3,4,4',5'-Pentachlorobiphenyl (123) ^a	65510-44-3	3.3×10^{-4}	
3,3',4,4',5'-Pentachlorobiphenyl (126) ^a	57465-28-8	1.0×10^{-7}	
2,3,3',4,4',5'-Hexachlorobiphenyl (156) ^a	38380-08-4	3.3×10^{-4}	
2,3,3',4,4',5',5'-Hexachlorobiphenyl (157) ^a	69782-90-7	3.3×10^{-4}	
2,3',4,4',5,5'-Hexachlorobiphenyl (167) ^a	52663-72-6	3.3×10^{-4}	
3,3',4,4',5,5'-Hexachlorobiphenyl (169) ^a	32774-16-6	3.3×10^{-7}	
2,3,3',4,4',5,5'-Heptachlorobiphenyl (189) ^a	39635-31-9	3.3×10^{-4}	

Table 6.4 Chronic Noninhalation ‘Oral’ Reference Exposure Levels (RELs) and Chronic Hazard Index Target Organ System(s)

Substance	Chemical Abstract Service No. (CAS)	Chronic Oral REL (mg/kg-day)	Chronic Oral Hazard Index Target Organ System(s)
Selenium and Selenium Compounds (other than hydrogen selenide)	7782-49-2	5.0×10^{-3}	Alimentary System (Liver); Cardiovascular System; Nervous System

^a The OEHHA has adopted the World Health Organization Toxicity Equivalency Factor (TEF) scheme for evaluating the cancer risk and noncancer risk due to exposure to samples containing mixtures of polychlorinated dibenzo-*p*-dioxins (PCDD) (also referred to as chlorinated dioxins and dibenzofurans), polychlorinated dibenzofurans (PCDF), and polychlorinated biphenyls (PCBs). The TEF values are revised from time to time to reflect new data and increased scientific knowledge. Currently OEHHA recommends use of the 2005 revision to the WHO TEF values (WHO₀₅-TEF). See Appendix E for more information about the scheme and for the methodology for calculating 2,3,7,8-equivalents for PCDD and PCDFs. For convenience, OEHHA has calculated chronic ‘oral’ REL values for speciated PCDDs, PCDFs, and PCBs based on the WHO₀₅ TEF values and the chronic ‘oral’ REL for 2,3,7,8-tetrachlorodibenzo-*p*-dioxin using the procedure discussed in Appendix E. The chronic ‘oral’ REL values can be used to calculate a hazard index when the mixtures are speciated from individual congener ground level concentrations. In those cases where speciation of dioxins and furans has not been performed, then 2,3,7,8-TCDD serves as the surrogate for dioxin and furan emissions.

6.6 References

OEHHA, 2008. Air Toxics Hot Spots Risk Assessment Guidelines Technical Support Document for the Derivation of Noncancer Reference Exposure Levels. Available online at: <http://www.oehha.ca.gov>

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7 - Dose-Response Assessment for Carcinogens

7.1 Introduction

Dose-response assessment characterizes the quantitative relationship between the amount of exposure to a substance (the dose) and the incidence or occurrence of injury (the response). The process often involves establishing a toxicity value or criterion to use in assessing potential health risk. The toxicity criterion, or health guidance value, for carcinogens is the cancer potency slope (potency factor), which describes the potential risk of developing cancer per unit of average daily dose over a 70-year lifetime. Cancer inhalation and oral potency factors have been derived by the Office of Environmental Health Hazard Assessment (OEHHA) or by the United States Environmental Protection Agency (U.S. EPA) and approved by the State's Scientific Review Panel on Toxic Air Contaminants. They are available for many of the substances listed in Appendix A (List of Substances) as carcinogens. Table 7.1 and Appendix L list the inhalation and oral cancer potency factors that should be used in multipathway health risk assessments (HRAs) for the Hot Spots Program.

The details on the methodology of dose-response assessment for carcinogens and the approved cancer potency factors are provided in the Air Toxics Hot Spots Risk Assessment Guidelines. Part II. Technical Support Document for Cancer Potency Factors: Methodologies for derivation, listing of available values, and adjustments to allow for early life stage exposures. May, 2009. (OEHHA, 2009; see http://www.oehha.ca.gov/air/hot_spots/tsd052909.html).

7.2 Carcinogenic Potency

Cancer potency factors used for both the inhalation and oral routes in the Hot Spots program are generally the 95% upper confidence limits (UCL) on the modeled dose-response slope at the low dose range. The cancer slope factor assumes continuous lifetime exposure to a substance, and is expressed in units of inverse dose [i.e., $(\text{mg}/\text{kg}/\text{day})^{-1}$]. Another common potency expression is in units of inverse concentration [$(\mu\text{g}/\text{m}^3)^{-1}$] when the slope is based on exposure concentration rather than dose; this is termed the unit risk factor. To accommodate the use of age-specific exposure variates, the Hot Spots program has translated the unit risk factors based on concentration to units of inverse dose. This allows calculation of risk for age groupings, as exposure varies with age. It also allows for application of Age Sensitivity Factors for early life exposures.

It is assumed in cancer risk assessments that risk is directly proportional to dose and that, for most carcinogens, there is no threshold for carcinogenesis. The derivation of inhalation and oral cancer potency factors takes into account information on pharmacokinetics, when available, and on the mechanism of carcinogenic action.

Table 7.1 and Appendix L list inhalation and oral cancer potency factors that should be used in risk assessments for the Hot Spots Program. Chapter 8 describes procedures for use of potency factors in estimating potential cancer risk.

7.2.1 Inhalation Cancer Potency Factors

The risk assessment methodology and algorithms presented in Chapter 8 express the inhalation cancer slope factors in units of inverse dose (i.e., $(\text{mg/kg/day})^{-1}$). Breathing rates, expressed in units of liters per kilogram of body weight-day (L/kg-day), are multiplied with the air concentrations, coupled with the appropriate unit conversion factor, to estimate dose in mg/kg-day . This allows estimation of average and high-end cancer risk point estimates. Estimation of a distribution of cancer risk based on variability in breathing rate can be obtained by Monte Carlo methods using the distributions of breathing rates in L/kg-day , which can then be converted to a dose distribution in mg/kg BW based on the intake rate. Unit risk factors [in the units of inverse concentration (i.e., $(\mu\text{g}/\text{m}^3)^{-1}$), which were used in previous guidelines for the Hot Spots program, are still listed in the TSD (OEHHA, 2009) and may prove useful in other risk assessment applications.

The average daily inhalation dose (mg/kg-day) multiplied by the cancer potency factor ($\text{mg/kg-day})^{-1}$ will give the inhalation cancer risk (unitless), which is an expression of the chemical's cancer risk during a 70-year lifespan of exposure. For example, an inhalation cancer risk of 5×10^{-6} is the same as stating that an individual has an estimated probability of developing cancer from their exposure of 5 chances per million people exposed. A more complete description of how potential cancer risk is calculated from the exposure dose and cancer potency factors is provided in Chapter 8. Appendix I presents an example calculation for determining cancer risk.

A list of current inhalation potency factors is provided in Table 7.1. Periodically, new or revised cancer potency factors will be peer reviewed by the State's Scientific Review Panel on Toxic Air Contaminants (SRP) and adopted by the Director of OEHHA. For new or updated numbers, consult the OEHHA web site at (http://www.oehha.ca.gov/air/hot_spots/tsd052909.html) to determine if any new or updated cancer potency factors have been adopted since this guideline update. New cancer potency factors that have been approved by the SRP and adopted by the Director of OEHHA should be incorporated into Hot Spots risk assessment for facilities that emit those chemicals.

7.2.2 Oral Cancer Potency Factors

Under the Hot Spots Program, a few substances are evaluated for exposure and risk from non-inhalation pathways – these are referred to as multipathway substances. Multipathway substances have the potential to impact a receptor through inhalation and noninhalation (oral and dermal) exposure routes. These substances include heavy metals and semi-volatile organic substances such as dioxins, furans, and polycyclic aromatic hydrocarbons (PAHs). These substances commonly exist in the particle

phase or partially in the particle phase when emitted into the air. They can therefore be deposited onto soil, vegetation, and water. Noninhalation exposure pathways considered under the Hot Spots Program include the ingestion of soil, homegrown produce, meat, milk, surface water, breast milk, and fish as well as dermal exposure to contaminants deposited in the soil. See Table 5.1 for a list of the multipathway substances.

Table 7.1 and Appendix L list oral cancer potency factors in units of $(\text{mg}/\text{kg}\text{-day})^{-1}$ that should be used for assessing the potential cancer risk for these substances through noninhalation exposure pathways. The cancer risk from these individual pathways is calculated by multiplying the dose $(\text{mg}/\text{kg}\text{-day})$ times the oral cancer potency factor $(\text{mg}/\text{kg}\text{-day})^{-1}$ to yield the potential cancer risk (unitless) from non-inhalation exposures. Chapter 5 provides all of the algorithms to calculate exposure dose through all of the individual exposure pathways. Appendix I provides a sample calculation for dose and cancer risk using the inhalation exposure pathway.

Three carcinogens (cadmium, beryllium, and nickel), although subject to deposition, are only treated as carcinogenic by the inhalation route and not by the oral route. Therefore, there are no oral cancer potency factors for these substances. However, the oral doses of these substances need to be estimated because of their noncancer toxicity. See Chapters 6 and 8, and Appendices I and L for dose-response factors, and calculations to address these substances.

Table 7.1 Inhalation and Oral Cancer Potency Factors

Substance	Chemical Abstract Service Number (CAS)	Inhalation Potency Factor (mg/kg-day) ⁻¹	Oral Slope Factor (mg/kg-day) ⁻¹
Acetaldehyde	75-07-0	1.0 x 10 ⁻²	
Acetamide	60-35-5	7.0 x 10 ⁻²	
Acrylamide	79-06-1	4.5 x 10 ⁺⁰	
Acrylonitrile	107-13-1	1.0 x 10 ⁺⁰	
Allyl chloride	107-05-1	2.1 x 10 ⁻²	
2-Aminoanthraquinone	117-79-3	3.3 x 10 ⁻²	
Aniline	62-53-3	5.7 x 10 ⁻³	
Arsenic (inorganic)	7440-38-2	1.2 x 10 ⁺¹	1.5 x 10 ⁺⁰
Asbestos #	1332-21-4	2.2 x 10 ^{+2#}	
Benz[a]anthracene ^{BaP}	56-55-3	3.9 x 10 ⁻¹	1.2 x 10 ⁺⁰
Benzene	71-43-2	1.0 x 10 ⁻¹	
Benzenidine	92-87-5	5.0 x 10 ⁺²	
Benzo[a]pyrene	50-32-8	3.9 x 10 ⁺⁰	1.2 x 10 ⁺¹
Benzo[b]fluoranthrene ^{BaP}	205-99-2	3.9 x 10 ⁻¹	1.2 x 10 ⁺⁰
Benzo[j]fluoranthrene ^{BaP}	205-82-3	3.9 x 10 ⁻¹	1.2 x 10 ⁺⁰
Benzo[k]fluoranthrene ^{BaP}	207-08-9	3.9 x 10 ⁻¹	1.2 x 10 ⁺⁰
Benzyl chloride	100-44-7	1.7 x 10 ⁻¹	
Beryllium	7440-41-7	8.4 x 10 ⁺⁰	
Bis(2-chloroethyl) ether	111-44-4	2.5 x 10 ⁺⁰	
Bis(chloromethyl)ether	542-88-1	4.6 x 10 ⁺¹	
1,3-Butadiene	106-99-0	6.0 x 10 ⁻¹	
Cadmium (and compounds)	7440-43-9	1.5 x 10 ⁺¹	
Carbon tetrachloride	56-23-5	1.5 x 10 ⁻¹	
Chlorinated Dibenzo-<i>p</i>-dioxins ^A			
2,3,7,8-Tetrachlorodibenzo- <i>p</i> -dioxin	1746-01-6	1.3 x 10 ⁺⁵	1.3 x 10 ⁺⁵
1,2,3,7,8-Pentachlorodibenzo- <i>p</i> -dioxin	40321-76-4	1.3 x 10 ⁺⁵	1.3 x 10 ⁺⁵
1,2,3,4,7,8-Hexachlorodibenzo- <i>p</i> -dioxin	39227-28-6	1.3 x 10 ⁺⁴	1.3 x 10 ⁺⁴
1,2,3,6,7,8-Hexachlorodibenzo- <i>p</i> -dioxin	57653-85-7	1.3 x 10 ⁺⁴	1.3 x 10 ⁺⁴
1,2,3,7,8,9-Hexachlorodibenzo- <i>p</i> -dioxin	19408-74-3	1.3 x 10 ⁺⁴	1.3 x 10 ⁺⁴
1,2,3,4,6,7,8-Heptachlorodibenzo- <i>p</i> -dioxin	35822-46-9	1.3 x 10 ⁺³	1.3 x 10 ⁺³
1,2,3,4,,6,7,8,9-Octachlorodibenzo- <i>p</i> -dioxin	3268-87-9	3.9 x 10 ⁺¹	3.9 x 10 ⁺¹
Chlorinated Dibenzofurans ^A			
2,3,7,8-Tetrachlorodibenzofuran	5120-73-19	1.3 x 10 ⁺⁴	1.3 x 10 ⁺⁴
1,2,3,7,8-Pentachlorodibenzofuran	57117-41-6	3.9 x 10 ⁺³	3.9 x 10 ⁺³
2,3,4,7,8-Pentachlorodibenzofuran	57117-31-4	3.9 x 10 ⁺⁴	3.9 x 10 ⁺⁴
1,2,3,4,7,8-Hexachlorodibenzofuran	70648-26-9	1.3 x 10 ⁺⁴	1.3 x 10 ⁺⁴
1,2,3,6,7,8-Hexachlorodibenzofuran	57117-44-9	1.3 x 10 ⁺⁴	1.3 x 10 ⁺⁴
1,2,3,7,8,9-Hexachlorodibenzofuran	72918-21-9	1.3 x 10 ⁺⁴	1.3 x 10 ⁺⁴
2,3,4,6,7,8-Hexachlorodibenzofuran	60851-34-5	1.3 x 10 ⁺⁴	1.3 x 10 ⁺⁴

Table 7.1 Inhalation and Oral Cancer Potency Factors

Substance	Chemical Abstract Service Number (CAS)	Inhalation Potency Factor (mg/kg-day) ⁻¹	Oral Slope Factor (mg/kg-day) ⁻¹
1,2,3,4,6,7,8-Heptachlorodibenzofuran	67562-39-4	1.3 x 10 ⁺³	1.3 x 10 ⁺³
1,2,3,4,7,8,9-Heptachlorodibenzofuran	55673-89-7	1.3 x 10 ⁺³	1.3 x 10 ⁺³
1,2,3,4,,6,7,8,9-Octachlorodibenzofuran	39001-02-0	3.9 x 10 ⁺¹	3.9 x 10 ⁺¹
Chlorinated paraffins	108171-26-2	8.9 x 10 ⁻²	
Chloroform	67-66-3	1.9 x 10 ⁻²	
4-Chloro- <i>o</i> -phenylenediamine	95-83-0	1.6 x 10 ⁻²	
<i>p</i> -Chloro- <i>o</i> -toluidine	95-69-2	2.7 x 10 ⁻¹	
Chromium (hexavalent)	18540-29-9	5.1 x 10 ⁺²	5 x 10 ⁻¹
Chrysene ^{BaP}	218-01-9	3.9 x 10 ⁻²	1.2 x 10 ⁻¹
Creosote	8001-58-9	*	
<i>p</i> -Cresidine	120-71-8	1.5 x 10 ⁻¹	
Cupferron	135-20-6	2.2 x 10 ⁻¹	
2,4-Diaminoanisole	615-05-4	2.3 x 10 ⁻²	
2,4-Diaminotoluene	95-80-7	4.0 x 10 ⁺⁰	
Dibenz[<i>a,h</i>]acridine ^{BaP}	226-36-8	3.9 x 10 ⁻¹	1.2 x 10 ⁺⁰
Dibenz[<i>a,l</i>]acridine ^{BaP}	224-42-0	3.9 x 10 ⁻¹	1.2 x 10 ⁺⁰
Dibenz[<i>a,h</i>]anthracene ^{BaP}	53-70-3	4.1 x 10 ⁺⁰	4.1 x 10 ⁺⁰
Dibenzo[<i>a,e</i>]pyrene ^{BaP}	192-65-4	3.9 x 10 ⁺⁰	1.2 x 10 ⁺¹
Dibenzo[<i>a,h</i>]pyrene ^{BaP}	189-64-0	3.9 x 10 ⁺¹	1.2 x 10 ⁺²
Dibenzo[<i>a,l</i>]pyrene ^{BaP}	189-55-9	3.9 x 10 ⁺¹	1.2 x 10 ⁺²
Dibenzo[<i>a,l</i>]pyrene ^{BaP}	191-30-0	3.9 x 10 ⁺¹	1.2 x 10 ⁺²
7H-Dibenzo[<i>c,g</i>]carbazole ^{BaP}	194-59-2	3.9 x 10 ⁺⁰	1.2 x 10 ⁺¹
1,2-Dibromo-3-chloropropane	96-12-8	7.0 x 10 ⁺⁰	
1,4-Dichlorobenzene	106-46-7	4.0 x 10 ⁻²	
3,3'-Dichlorobenzidine	91-94-1	1.2 x 10 ⁺⁰	
1,1-Dichloroethane	75-34-3	5.7 x 10 ⁻³	
Diesel exhaust ^B	NA	1.1 x 10 ⁺⁰	
Diethylhexylphthalate	117-81-7	8.4 x 10 ⁻³	8.4 x 10 ⁻³
<i>p</i> -Dimethylaminoazobenzene	60-11-7	4.6 x 10 ⁺⁰	
7,12-Dimethylbenz[<i>a</i>]anthracene ^{BaP}	57-97-6	2.5 x 10 ⁺²	2.5 x 10 ⁺²
1,6-Dinitropyrene ^{BaP}	42397-64-8	3.9 x 10 ⁺¹	1.2 x 10 ⁺²
1,8-Dinitropyrene ^{BaP}	42397-65-9	3.9 x 10 ⁺⁰	1.2 x 10 ⁺¹
2,4-Dinitrotoluene	121-14-2	3.1 x 10 ⁻¹	
1,4-Dioxane	123-91-1	2.7 x 10 ⁻²	
Epichlorohydrin	106-89-8	8.0 x 10 ⁻²	
Ethyl benzene	100-41-4	8.7 x 10 ⁻³	1.1 x 10 ⁻²
Ethylene dibromide	106-93-4	2.5 x 10 ⁻¹	
Ethylene dichloride	107-06-2	7.2 x 10 ⁻²	
Ethylene oxide	75-21-8	3.1 x 10 ⁻¹	

Table 7.1 Inhalation and Oral Cancer Potency Factors

Substance	Chemical Abstract Service Number (CAS)	Inhalation Potency Factor (mg/kg-day) ⁻¹	Oral Slope Factor (mg/kg-day) ⁻¹
Ethylene thiourea	96-45-7	4.5 x 10 ⁻²	
Formaldehyde	50-00-0	2.1 x 10 ⁻²	
Hexachlorobenzene	118-74-1	1.8 x 10 ⁺⁰	
Hexachlorocyclohexanes (technical grade)	608-73-1	4.0 x 10 ⁺⁰	4.0 x 10 ⁺⁰
Hydrazine	302-01-2	1.7 x 10 ⁺¹	3.0 x 10 ⁺⁰
Indeno[1,2,3- <i>cd</i>]pyrene ^{BaP}	193-39-5	3.9 x 10 ⁻¹	1.2 x 10 ⁺⁰
Lead and lead compounds	7439-92-1	4.2 x 10 ⁻²	8.5 x 10 ⁻³
Lindane	58-89-9	1.1 x 10 ⁺⁰	1.1 x 10 ⁺⁰
Methyl tertiary-butyl ether	1634-04-4	1.8 x 10 ⁻³	
3-Methylcholanthrene ^{BaP}	56-49-5	2.2 x 10 ⁺¹	2.2 x 10 ⁺¹
5-Methylchrysene ^{BaP}	3697-24-3	3.9 x 10 ⁺⁰	1.2 x 10 ⁺¹
4, 4'-Methylene bis(2-chloroaniline) (MOCA)	101-14-4	1.5 x 10 ⁺⁰	
Methylene chloride	75-09-2	3.5 x 10 ⁻³	
4,4'-Methylenedianiline	101-77-9	1.6 x 10 ⁺⁰	1.6 x 10 ⁺⁰
Michler's ketone	90-94-8	8.6 x 10 ⁻¹	
Naphthalene	91-20-3	1.2 x 10 ⁻¹	
Nickel (and compounds)	7440-02-0	9.1 x 10 ⁻¹	
5-Nitroacenaphthene ^{BaP}	602-87-9	1.3 x 10 ⁻¹	1.3 x 10 ⁻¹
6-Nitrochrysene ^{BaP}	7496-02-8	3.9 x 10 ⁺¹	1.2 x 10 ⁺²
2-Nitrofluorene ^{BaP}	607-57-8	3.9 x 10 ⁻²	1.2 x 10 ⁻¹
1-Nitropyrene ^{BaP}	5522-43-0	3.9 x 10 ⁻¹	1.2 x 10 ⁺⁰
4-Nitropyrene ^{BaP}	57835-92-4	3.9 x 10 ⁻¹	1.2 x 10 ⁺⁰
N-Nitroso- <i>n</i> -butylamine	924-16-3	1.1 x 10 ⁺¹	
N-Nitroso- <i>N</i> -methylethylamine	10595-95-6	2.2 x 10 ⁺¹	
N-Nitrosodi- <i>n</i> -propylamine	621-64-7	7.0 x 10 ⁺⁰	
N-Nitrosodiethylamine	55-18-5	3.6 x 10 ⁺¹	
N-Nitrosodimethylamine	62-75-9	1.6 x 10 ⁺¹	
N-Nitrosodiphenylamine	86-30-6	9.0 x 10 ⁻³	
<i>p</i> -Nitrosodiphenylamine	156-10-5	2.2 x 10 ⁻²	
N-Nitrosomorpholine	59-89-2	6.7 x 10 ⁺⁰	
N-Nitrosopiperidine	100-75-4	9.4 x 10 ⁺⁰	
N-Nitrosopyrrolidine	930-55-2	2.1 x 10 ⁺⁰	
Pentachlorophenol	87-86-5	1.8 x 10 ⁻²	
Perchloroethylene	127-18-4	2.1 x 10 ⁻²	5.1 x 10 ⁻²
Polychlorinated biphenyls (PCBs) (unspeciated mixture)	1336-36-3		
(high risk) ^{P1}		2.0 x 10 ⁺⁰	2.0 x 10 ⁺⁰
(low risk) ^{P2}		4.0 x 10 ⁻¹	4.0 x 10 ⁻¹
(lowest risk) ^{P3}		7.0 x 10 ⁻²	7.0 x 10 ⁻²

Table 7.1 Inhalation and Oral Cancer Potency Factors

Substance	Chemical Abstract Service Number (CAS)	Inhalation Potency Factor (mg/kg-day) ⁻¹	Oral Slope Factor (mg/kg-day) ⁻¹
Polychlorinated biphenyls^{P4} (PCBs) (speciated)			
3,3',4,4'-Tetrachlorobiphenyl (77)	35298-13-3	1.3 x 10 ⁺¹	1.3 x 10 ⁺¹
3,4,4',5-Tetrachlorobiphenyl (81)	70362-50-4	3.9 x 10 ⁺¹	3.9 x 10 ⁺¹
2,3,3',4,4'- Pentachlorobiphenyl (105)	32598-14-4	3.9 x 10 ⁺⁰	3.9 x 10 ⁺⁰
2,3,4,4',5- Pentachlorobiphenyl (114)	74472-37-0	3.9 x 10 ⁺⁰	3.9 x 10 ⁺⁰
2,3',4,4',5- Pentachlorobiphenyl (118)	31508-00-6	3.9 x 10 ⁺⁰	3.9 x 10 ⁺⁰
2',3,4,4',5- Pentachlorobiphenyl (123)	65510-44-3	3.9 x 10 ⁺⁰	3.9 x 10 ⁺⁰
3,3',4,4',5- Pentachlorobiphenyl (126)	57465-28-8	1.3 x 10 ⁺⁴	1.3 x 10 ⁺⁴
2,3,3',4,4',5-Hexachlorobiphenyl (156)	38380-08-4	3.9 x 10 ⁺⁰	3.9 x 10 ⁺⁰
2,3,3',4,4',5'-Hexachlorobiphenyl (157)	69782-90-7	3.9 x 10 ⁺⁰	3.9 x 10 ⁺⁰
2,3',4,4',5,5'-Hexachlorobiphenyl (167)	52663-72-6	3.9 x 10 ⁺⁰	3.9 x 10 ⁺⁰
3,3',4,4',5,5'- Hexachlorobiphenyl (169)	32774-16-6	3.9 x 10 ⁺³	3.9 x 10 ⁺³
2,3,3',4,4',5,5'- Heptachlorobiphenyl (189)	39635-31-9	3.9 x 10 ⁺⁰	3.9 x 10 ⁺⁰
Potassium bromate	7758-01-2	4.9 x 10 ⁻¹	
1,3-Propane sultone	1120-71-4	2.4 x 10 ⁺⁰	
Propylene oxide	75-56-9	1.3 x 10 ⁻²	2.4 x 10 ⁻¹
1,1,2,2-Tetrachloroethane	79-34-5	2.0 x 10 ⁻¹	
Thioacetamide	62-55-5	6.1 x 10 ⁺⁰	
2,4-Toluene diisocyanate	584-84-9	3.9 x 10 ⁻²	
2,6-Toluene diisocyanate	91-08-7	3.9 x 10 ⁻²	
1,1,2-Trichloroethane (vinyl trichloride)	79-00-5	5.7 x 10 ⁻²	
Trichloroethylene	79-01-6	7.0 x 10 ⁻³	1.5 x 10 ⁻²
2,4,6-Trichlorophenol	88-06-2	7.0 x 10 ⁻²	
Urethane	51-79-6	1.0 x 10 ⁺⁰	
Vinyl chloride	75-01-4	2.7 x 10 ⁻¹	

Notes for Table 7.1

- # Asbestos: $[100 \text{ PCM fibers/m}^3]^{-1}$ A unit risk factor of $2.7 \times 10^{-6} (\mu\text{g/m}^3)^{-1}$ and an inhalation cancer potency factor of $2.2 \times 10^{+2} (\text{mg/kg BW*day})^{-1}$ are available (see Appendix C for explanation).
- BaP PAHs and PAH Derivatives: Many have potency equivalency factors relative to benzo[a]pyrene (see Appendix G). For multipathway chemicals, including PAHs, the oral slope factor is considered the same as the inhalation potency factor unless otherwise noted in the Table.
- A Polychlorinated Dibenzo-*p*-dioxins, Polychlorinated Dibenzofurans and speciated polychlorinated biphenyls: (see Appendix E). For convenience, OEHHA has calculated cancer potency factors for speciated polychlorinated dibenzo-*p*-dioxin, polychlorinated dibenzofuran and polychlorinated biphenyl congeners using the procedure in Appendix E.
- B Diesel Exhaust is listed as a Toxic Air Contaminant by the Air Resources Board as "Particulate Matter from Diesel-Fueled Engines". (See Appendix D)
- * Creosote: Can be calculated using Potency Equivalency Factors contained in the benzo[a]pyrene Toxic Air Contaminant document and in Appendix G of these guidelines.
- P1 Polychlorinated Biphenyls (PCBs): High Risk is for use in cases where congeners with more than four chlorines do not comprise less (are greater) than one-half percent of total PCBs. The high risk number is the default for unspciated PCB mixtures.
- P2 The low risk number is generally not applicable to the Hot Spots program. The Hot Spots program addresses PCBs emitted by stationary facilities. It cannot be assumed that such emissions would occur by simple evaporation. There is a dermal absorption factor applied in evaluation of the dermal pathway for PCBs so the medium risk would not apply to dermal exposure (OEHHA, 2009). The water pathway does not include an assumption that PCB isomers are water soluble, so the medium number would not apply to the water pathway.
- P3 Polychlorinated Biphenyls (PCBs): Lowest Risk is for use in cases where congeners with more than four chlorines comprise less than one-half percent of total PCBs. In order for the low number to be used, scientific justification needs to be presented.
- P4 Number in parentheses is the IUPAC #, the PCB nomenclature is IUPAC. For multipathway chemicals, including PCBs, the oral slope factor is considered the same as the inhalation potency factor unless otherwise noted in the Table.

7.3 References

OEHHA, 2009. Air Toxics Hot Spots Risk Assessment Guidelines. Part II. Technical Support Document for Cancer Potency Factors: Methodologies for derivation, listing of available values, and adjustments to allow for early life stage exposures. May, 2009. Available online at: http://www.oehha.ca.gov/air/hot_spots/tsd052909.html

8 - Risk Characterization for Carcinogens and Noncarcinogens and the Requirements for Hot Spots Risk Assessments

8.1 Introduction

Risk characterization is the final step of the health risk assessment (HRA). In this step, information developed through the exposure assessment is combined with information from the dose-response assessment to characterize risks to the general public from emissions. In the Hot Spots program, OEHHA conducts the dose-response assessment during the development of cancer potency factors and Reference Exposure Levels. These are used in conjunction with the exposure estimates to estimate cancer risk and evaluate hazard from noncancer toxicity of emitted chemicals. Under the Air Toxics Hot Spots (Hot Spots) Act, risk characterizations should present both individual and population-wide health risks (Health and Safety Code Section (HSC) 44306). Persons preparing HRAs for the Hot Spots Program should consult the local Air Pollution Control or Air Quality Management District (District) to determine if the District has special guidelines to assist with HRA format or other requirements of the Hot Spots Program.

OEHHA is recommending that a 30-year exposure duration be used as the basis for estimating cancer risk at the maximum exposed individual resident (MEIR) in the Hot Spots Program. This exposure duration represents the time of residency for 90 to 95% of Californians at a single location and should provide adequate public health protection against individual risk. We also recommend including the 9 and 70-year cancer risk at the MEIR as supplemental information. Note that a 70-year exposure duration is required to estimate cancer burden or provide an estimate of population-wide risk.

This chapter provides guidance on how to evaluate the risk characterization component of risk assessments required by the Hot Spots Program. A general summary of the risk characterization components includes the following items and information.

- The locations of the point of maximum impact (PMI), the MEIR, and the maximum exposed individual worker (MEIW) are to be identified. The PMI, MEIW, and MEIR for cancer risk and for noncancer hazard indices (averaging times for acute 1-hour, repeated 8-hour, and chronic hazard indices) may not be the same location; all should be identified.

- The location of any specified sensitive receptors (e.g., schools, hospitals, daycare, or eldercare facilities - contact the District or reviewing authority for more information) should be identified
- Estimates of population-wide cancer risk and noncancer hazard

This information must be clearly presented in cross-referenced text, tables, figures, and maps. Chapter 9 provides an outline that specifies the content and recommended format of HRA results. The HARP software is the recommended model for calculating HRA results for the Hot Spots Program. Information on obtaining the HARP software can be found under the Air Toxics Program on the ARB's web site at www.arb.ca.gov.

8.1.1 Tiered Approach to Risk Assessment

The tiered approach for risk assessment that is presented in detail in the TSD (OEHHA, 2012) and summarized here should be reviewed prior to conducting the health risk assessment. The tiered approach to risk assessment and the health impacts evaluation described here are included in the HARP software.

The tiered approach provides a risk assessor with flexibility and allows consideration of site-specific differences (Table 8.1). The four-tiered approach to risk assessment is intended to primarily apply to residential cancer risk assessment, both for inhalation and noninhalation pathways. Risk assessors can tailor the level of effort and refinement of an HRA by using either the point estimate exposure assumptions as the basis of the exposure and risk assessment, or both the point estimate and a stochastic treatment of exposure factor distributions.

Table 8.1 The Tiered Approach to Risk Assessment

Tier	Description	When Applied
Tier 1	Utilizes OEHHA default point estimates of exposure variates	All risk assessments must include a Tier 1 assessment
Tier 2	Utilizes site-specific point estimates for exposure variates (justified, and approved by OEHHA)	A Tier 2 approach may be presented in addition to Tier 1
Tier 3	Utilizes OEHHA distributions of exposure variates	A Tier 3 approach may be presented in addition to Tier 1
Tier 4	Utilizes site-specific distributions of exposure variates (justified, and approved by OEHHA)	A Tier 4 approach may be presented in addition to Tier 1

Tier 1 is a standard point estimate approach that uses the recommended exposure variate (e.g., breathing or water ingestion rate) point estimates presented in this document. Derivations of these values are described in detail in OEHHA (2012). The results of the Tier 1 evaluations are required to be presented in the risk characterization section for all HRAs prepared for the Hot Spots Program. Thus, persons preparing an HRA using Tier 2 through Tier 4 evaluations must also include the risk characterization results of a Tier 1 evaluation in the HRA.

As discussed in OEHHA (2012), if the risk characterization results from a Tier 1 assessment are above a regulatory level of concern, the risk assessor may want to proceed with more site-specific analysis as described in Tier 2, or use a more resource-intensive stochastic modeling effort described in Tier 3 and Tier 4 (for cancer risk). While further evaluation may provide more information to the risk manager on which to base decisions, the Tier 1 evaluation is useful in comparing risks among a large number of facilities and must be included in all HRAs.

Tier 2 analysis allows the use of available and justifiable site-specific exposure variates (e.g., fish consumption), when presenting the potential health impacts. The site-specific information applied in a Tier 2 assessment must be adequately justified and approved by OEHHA and the District. In Tier 3, a stochastic approach to exposure assessment is taken using the distributions for the exposure pathways presented in the TSD (OEHHA, 2012) and in Chapter 5 of this Guidance Manual. The exposure distributions apply only to a residential receptor and are used only for the determination of cancer risk. OEHHA has not developed exposure intake distributions for workers to use in the offsite worker exposure scenario. Tier 4 is also a stochastic approach for the residential exposure scenario but allows for utilization of site-specific exposure variate distributions if they are justifiable and more appropriate for the site under evaluation than those derived in OEHHA (2012). Alternative site-specific distributions must be approved by OEHHA and the District. For an off-site worker cancer risk evaluation, Tiers 3 and 4 do not apply. Tier 3 and Tier 4 analyses show what a distribution of potential cancer risk may be to an individual or population based on a distribution of exposure inputs (e.g., water ingestion rate) rather than specific point estimates of exposure.

Table 8.2 summarizes OEHHA's recommendations for use of the four Tiers in cancer and noncancer risk assessment.

Table 8.2 Tiers for Residential and Offsite Worker Cancer and Noncancer Hot Spots Risk Assessments

Tier	Cancer		Non Cancer Chronic and 8-Hour	
	Inhalation	Noninhalation	Inhalation	Noninhalation
Tier-1	X	X	X	X
Tier-2	X	X		X ^b
Tier-3	X ^a	X ^a		
Tier-4	X ^a	X ^a		

^a Applies to residential exposure scenario only

^b Applies to chronic noncancer exposure only

OEHHA has not developed a stochastic approach (Tier 3 or 4) for estimating noncancer health impacts using acute, 8-hour, and chronic Reference Exposure Levels (RELs). Tier 1 is the only option for determining noncancer health impacts from inhalation exposure since calculating the hazard quotient involves dividing the ground level air concentrations for the specified exposure duration by the appropriate RELs. However, chronic noninhalation noncancer risks involve a calculation of dose from oral or dermal pathways to which site-specific evaluations could be considered under a Tier 2 approach.

Small foot-print facilities – Tier 2 or Tier 4

Some facilities subject to the Air Toxics Hot Spots Act (e.g., some in the industry-wide categories such as gas stations or dry cleaners) have very small zones of impact. In some of these instances, there will be very few receptors within the zone of impact. It isn't possible to develop special recommendations for exposure variates for all possible exposure scenarios. Alternative breathing rates (point estimates or distributions) may be used as part of Tier 2 or Tier 4 risk assessments with appropriate supporting justification in the case of a very small zone of impact. OEHHA is willing to work with risk managers at ARB and the Districts on this issue.

8.2 Risk Characterization for Carcinogens

Cancer risk is calculated by multiplying the daily inhalation or oral dose (calculated in Chapter 5), by a cancer potency factor, the age sensitivity factor, the frequency of time spent at home (for residents only), and the exposure duration divided by averaging time, to yield the excess cancer risk (see section 8.2.4). As described below, the excess cancer risk is calculated separately for each age grouping and then summed to yield cancer risk at the receptor location. A brief description of the age sensitivity factors, exposure duration, and frequency of time spent at home are included in Sections 8.2.1 to 8.2.3 below. These factors are discussed in detail in OEHHA (2009) and OEHHA (2012).

8.2.1 *Adjustment for Early Life Stage Exposures to Carcinogens*

Studies have shown that young animals are more sensitive than adult animals to exposure to many carcinogens (OEHHA, 2009). Therefore, OEHHA developed age sensitivity factors (ASFs) to take into account the increased sensitivity to carcinogens during early-in-life exposure (Table 8.3). These factors were developed and described in detail in OEHHA (2009). In the absence of chemical-specific data, OEHHA recommends a default ASF of 10 for the third trimester to age 2 years, and an ASF of 3 for ages 2 through 15 years to account for potential increased sensitivity to carcinogens during childhood.

Table 8.3 Age Sensitivity Factors by Age Group for Cancer Risk Assessment

Age Group	Age Sensitivity Factor (unitless)
3 rd Trimester	10
0<2 years	10
2<9 years	3
2<16 years	3
16<30 years	1
16-70 years	1

For specific carcinogens where data indicate enhanced sensitivity during life stages other than the immediate postnatal and juvenile periods, or for which data demonstrate ASFs different from the default ASFs, the chemical-specific data should be used in order to adequately protect public health.

The risk assessments generated under the Air Toxics Hot Spots Act are reviewed by OEHHA. If a risk assessor had data indicating there are no windows of susceptibility early in life or that a different ASF should be used for a specific carcinogen and wanted to use these data, OEHHA would review the material as part of the review of the risk assessment.

8.2.2 Fraction of Time Spent at Home for Cancer Risk Assessment

OEHHA and ARB evaluated information from activity patterns databases to estimate the fraction of time at home (FAH) during the day (OEHHA, 2012). This information can be used to adjust exposure duration and cancer risk from a specific facility's emissions, based on the assumption that exposure to the facility's emissions are not occurring away from home. From the third trimester to age <2 years, 85% of time is spent at home (Table 8.4). From age 2 through <16 years, 72% of time is spent at home. From age 16 years and greater, 73% of time is spent at home. Facilities with any school within the 1×10^{-6} (or greater) isopleth should use FAH = 1 for the child age groups (3rd Trimester, 0<2 years, and 2<16 years). See Appendix I for an example calculation using the FAH.

Table 8.4 Recommendations for Fraction of Time at Home (FAH) for Evaluating Residential Cancer Risk

Age Range	Fraction of Time at Residence
3 rd Trimester, and 0<2 years	0.85 ¹
2<16 years ²	0.72 ¹
16-70 years ³	0.73

¹ Use FAH = 1 if a school is within the 1×10^{-6} (or greater) cancer risk isopleth

² Also use FAH = 0.72 for 2<9 yr age group.

³ Also use FAH = 0.73 for 16<30 yr age group.

The FAH is calculated based on a diary of trips taken over a 24-hour period on the survey day. Ninety-five percent of the diary days were on weekdays. Participants can select “vacation” as one of their trips. However, vacation time represented only a fraction (0.68%) of the over 175,000 trips recorded in the survey. Because much of these vacation trips were presumed to be within-day trips and were only a small fraction of total trips, there is likely little overlap with the Exposure Frequency (EF) variate used in the dose equations in Chapter 5.

8.2.3 *Exposure Duration for Estimating Cancer Risk to Residents and Off-Site Workers*

OEHHA recommends that an exposure duration (residency time) of 30 years be used to estimate individual cancer risk for the maximally exposed individual resident (MEIR) (Table 8.5). OEHHA also recommends that the 30-year exposure duration be used as the basis for public notification and risk reduction audits and plans. The Districts, however, may opt to use the 70 year cancer risk for notification and risk reduction audits and plans.

Note that the 30-year exposure duration starts in the third trimester to accommodate the increased susceptibility of exposures in early life (OEHHA, 2009), and would apply to both the point estimate and stochastic approaches.

Table 8.5 Summary of Recommendations for Exposure Duration for Individual Cancer Risk at the MEIR and MEIW

<i>Receptor</i>	<i>Recommendation</i>
Resident (MEIR)	30 years
Resident (supplemental Information)	9 years for central tendency; 70 years for maximum (lifetime)
Worker (MEIW)	25 years

Exposure durations of 9-years and 70-years are also recommended to be evaluated for the MEIR to show the range of cancer risk based on residency periods. If a facility is notifying the public regarding cancer risk, the 9- and 70-year cancer risk estimates are useful for people who have resided in their current residence for periods shorter and longer than 30 years.

The 9-, 30-, and 70-year exposures are chosen to coincide with U.S. EPA’s estimates of the average (9 years), high-end estimates (30-years) of residence time, and a lifetime residency (70 years). These estimates are also consistent with what is known about residence time in California. Together, the 9-, 30-, and 70-year cancer risk calculations provide a useful presentation of cancer risk and the relationship to duration of residency and, thus, exposure to a facility’s emissions.

For the maximally exposed individual worker (MEIW), OEHHA recommends using an exposure duration of 25 years to estimate individual cancer risk for the off-site worker scenario (Table 8.5). This duration represents approximately the 95th percentile of job tenure with the same employer in the U.S.

8.2.4 Calculating Residential and Offsite Worker Inhalation Cancer Risk

Residential Receptors

For residential inhalation exposure, cancer risk must be separately calculated for specified age groups (Eq. 8.2.4A, see Section 8.2.1), because of age differences in sensitivity to carcinogens and age differences in intake rates (per kg body weight). Separate risk estimates for these age groups provide a health-protective estimate of cancer risk by accounting for greater susceptibility in early life, including both age-related sensitivity and amount of exposure. The following equation illustrates the formula for calculating residential inhalation cancer risk. See Appendix I for a detailed example calculation.

A. Equation 8.2.4 A:
$$\text{RISK}_{\text{inh-res}} = \text{DOSE}_{\text{air}} \times \text{CPF} \times \text{ASF} \times \text{ED/AT} \times \text{FAH}$$

- 7. $\text{RISK}_{\text{inh-res}}$ = Residential inhalation cancer risk
- 8. DOSE_{air} = Daily inhalation dose (mg/kg-day)
- 9. CPF = Inhalation cancer potency factor (mg/kg-day⁻¹)
- 10. ASF = Age sensitivity factor for a specified age group (unitless)
- 11. ED = Exposure duration (in years) for a specified age group
- 12. AT = Averaging time for lifetime cancer risk (years)
- 13. FAH = Fraction of time spent at home (unitless)

a: Recommended default values for EQ 8.2.4 A:

- 5. DOSE_{air} = Calculated for each age group from Eq. 5.4.1
- 6. CPF = Substance-specific (see Table 7.1)
- 7. ASF = See Section 8.2.1
- 8. ED = 0.25 years for 3rd trimester, 2 years for 0<2, 7 years for 2<9, 14 years for 2<16, 14 years for 16<30, 54 years for 16-70
- 9. AT = 70 years*
- 10. FAH = See Table 8.4

*Although AT actually sums to 70.25 years when the 3rd trimester (0.25 years) is included, OEHHA recommends rounding AT = 70 years (and rounding residential exposure durations at 9- and 30-years rather than 9.25- and 30.25-years) to simplify the calculation without causing a significant adjustment. Note that the dose for the 3rd trimester is based on the breathing rate of pregnant women using the assumption that the dose to the fetus during the 3rd trimester is the same as that to the mother.

Cancer risks calculated above for individual age groups are summed to estimate cancer risk for 9-, 30- and 70-year exposures as shown below. Note that this example includes the Fraction of Time Spent at Home (FAH) for each age grouping.

Calculation of Inhalation Cancer Risk from the Third Trimester to Age Nine:

$$\text{RISK}_{\text{inh-res}} = (\text{DOSE}_{\text{air third trimester}} \times \text{CPF} \times 10 \times 0.25/70 \text{ years} \times \text{FAH}_{3\text{rd tri} <2}) \\ + (\text{DOSE}_{\text{air age } 0<2} \times \text{CPF} \times 10 \times 2/70 \times \text{FAH}_{3\text{rd tri} <2}) + (\text{DOSE}_{\text{air age } 2<9} \times \\ \text{CPF} \times 3 \times 7/70 \text{ years} \times \text{FAH}_{2<9})$$

Calculation of Inhalation Cancer Risk from Third Trimester to Age 30:

$$\text{RISK}_{\text{inh-res}} = (\text{DOSE}_{\text{air third trimester}} \times \text{CPF} \times 10 \times 0.25/70 \text{ years} \times \text{FAH}_{3\text{rd tri} <2}) \\ + (\text{DOSE}_{\text{air age } 0<2} \times \text{CPF} \times 10 \times 2/70 \times \text{FAH}_{3\text{rd tri} <2}) + (\text{DOSE}_{\text{air age } 2<16} \times \\ \text{CPF} \times 3 \times 14/70 \times \text{FAH}_{2<16}) + (\text{DOSE}_{\text{air age } 16<30} \times \text{CPF} \times 1 \times 14/70 \text{ years} \times \\ \text{FAH}_{16-30})$$

Calculation of Inhalation Cancer Risk from Third Trimester to Age 70:

$$\text{RISK}_{\text{inh-res}} = (\text{DOSE}_{\text{air third trimester}} \times \text{CPF} \times 10 \times 0.25/70 \text{ years} \times \text{FAH}_{3\text{rd tri} <2}) \\ + (\text{DOSE}_{\text{air age } 0<2} \times \text{CPF} \times 10 \times 2/70 \times \text{FAH}_{3\text{rd tri} <2}) + (\text{DOSE}_{\text{air age } 2<16} \times \\ \text{CPF} \times 3 \times 14/70 \times \text{FAH}_{2<16}) + (\text{DOSE}_{\text{air age } 16<70} \times \text{CPF} \times 1 \times 54/70 \text{ years} \times \\ \text{FAH}_{16-70})$$

Expressing cancer risk in “chances per million” is useful as a risk communication tool for the public, but cancer risk can also be expressed in other ways, such as “chances per 100,000” (cancer risk $\times 10^5$) or “chances per 10 million” (cancer risk $\times 10^7$). To convert the resulting cancer risk estimate to chances of developing cancer per million individuals exposed, multiply the cancer risk by 10^6 :

$$\text{Cancer risk} \times 10^6 = \text{chances per million}$$

For exposure to multiple carcinogenic substances, Table 8.7 and Table I.5 in Appendix I are examples of how cancer risks of individual substances are summed to determine the total cancer risk.

Worker Receptors

For assessment of off-site worker cancer risk at the MEIW, the default assumes working age begins at 16 years. Note that the residential FAH factor in Eq. 8.2.4.A above does not apply for workers. The daily inhalation dose (DOSE_{air}) (as calculated in Chapter 5, EQ 5.4.1.2) is based on the adjusted 8-hour concentration at the MEIW (for non-continuous sources) and amount of time the offsite worker’s schedule overlaps with the facility’s emission schedule. The duration of exposure at the MEIW receptor is 25 years, as discussed in the TSD (OEHHA, 2012).

B. Equation 8.2.4 B: $RISK_{inh-work} = DOSE_{air} \times CPF \times ASF \times ED/AT$

1. $RISK_{inh-work}$ = Worker inhalation cancer risk

a: Recommended default values for EQ 8.2.4 B:

1. $DOSE_{air}$ = Calculated for workers in Eq. 5.4.1.2
2. CPF = Substance specific (see Table 7.1)
3. ASF = 1 for working age 16-70 yrs (See Section 8.2.1)
4. ED = 25 years
5. AT = 70 yrs for lifetime cancer risk

Work Locations with Daycare Facilities:

An additional risk management consideration for offsite worker cancer risk assessment of a Hot Spots facility is whether there are women of child bearing age at the MEIW location and whether the MEIW has a daycare center. In the case of women of child-bearing age at the MEIW, the Districts may wish to treat the off-site MEIW in the same way as the residential scenario to account for the higher susceptibility during the third trimester of pregnancy (i.e., use of an ASF=10 for third trimester exposure). If there is onsite daycare at the MEIW, then the risks to the children will be underestimated using the offsite adult worker scenario. In this case, the Districts may wish to include a cancer risk assessment for the children in the onsite daycare, assuming they could be there from 0 to age 6 years (ED = 6 years) and using the appropriate exposure factors to calculate $DOSE_{air}$, fraction of time at worksite (e.g., hrs at daycare per 24 hrs), and ASFs in EQ 8.2.4 B to account for the higher susceptibility of infants and children to carcinogens.

Children at a MEIW daycare may also be assessed for noninhalation exposures. Typically, soil ingestion and dermal exposure will be the most common noninhalation pathways. However, all pathways that are present at the daycare should be included. See section 8.2.6 for more discussion of multipathway risk assessment methods.

8.2.5 Calculation of Noninhalation Cancer Risk

A small subset of Hot Spots substances is subject to deposition onto the soil, plants, and water bodies (see Table 5.1). These substances need to be evaluated by the appropriate noninhalation pathways, as well as by the inhalation pathway, and the risk characterization results must be presented in all HRAs. These substances include semi-volatile organic chemicals and heavy metals.

For all multipathway substances, the exposure pathways that must be evaluated at every residential and worker site (in addition to inhalation) are soil ingestion and dermal exposure. If PAHs (and creosotes), lead, dioxins, furans, or PCBs are emitted, then the breast-milk consumption pathway becomes mandatory for residential receptors. OEHHA has developed transfer coefficients for these chemicals from the mother to breast milk (see OEHHA, 2012 for details). The other exposure pathways (e.g.,

ingestion of homegrown produce or fish) are only evaluated for residential receptors if the facility impacts that exposure medium and the receptor under evaluation can be exposed to that medium or pathway. For example, if the facility does not impact a fishable body of water within the isopleth of the facility, or the impacted water body does not sustain fish that are consumed by fishers, then the fish pathway will not be considered for that facility or receptor.

Table 8.6 identifies the residential receptor exposure pathways that are mandatory and those that are dependent on the available routes of exposure. Table 8.6 also identifies the three exposure pathways that are relevant for a worker receptor. The cancer risk estimates should be presented in the risk characterization section of the risk assessment for all the appropriate pathways.

Table 8.6 Mandatory and Site/Route Dependent Exposure Pathways

Mandatory Exposure Pathways	Site/Route Dependent Exposure Pathways
<ul style="list-style-type: none"> • Inhalation^w • Soil Ingestion^w • Dermal Exposure to Contaminated Soil^w • Breast Milk Consumption[*] 	<ul style="list-style-type: none"> • Homegrown Produce Ingestion • Angler-Caught Fish Ingestion • Drinking Water Ingestion • Home-Raised Animal Product Ingestion (Dairy (Cow's) Milk, Meat (Beef, Pork, Chicken) and Egg).

(w) Identifies the appropriate exposure pathways that should be evaluated for a worker. These pathways are inhalation, dermal exposure, and the soil ingestion pathway.

(*) If PAHs (including creosotes), lead, dioxins, furans, or PCBs are emitted, then the breast-milk consumption pathway becomes mandatory.

The noninhalation residential cancer risk is calculated using the same steps as inhalation cancer risk described in Section 8.2.4. A dose (see Chapters 4 and 5) from the pathway under evaluation (e.g., soil ingestion) is multiplied by the substance-specific oral slope factor, expressed in units of inverse dose (i.e., (mg/kg/day)⁻¹) (Table 7.1), the appropriate age sensitivity factor (ASF), and exposure duration divided by averaging time to yield the cancer risk for a specified age grouping. Cancer risk for each age group is summed as appropriate for the exposure duration. The FAH factor is relevant only to the inhalation pathway and is not appropriate to use in the noninhalation pathways.

Equation 8.2.5 illustrates the formula for calculating noninhalation cancer risk. Details (data, algorithms, and guidance) for each exposure pathway are presented in Chapter 5 and in OEHHA (2012).

A. Equation 8.2.5: $RISK_{noninh} = DOSE_{noninh} \times CPF_{oral} \times ASF \times ED/AT$

1. $RISK_{noninh}$ = Noninhalation pathway cancer risk
2. $DOSE_{noninh}$ = Daily dose (mg/kg-day) for a specified non-inhalation pathway for each age group
3. CPF_{oral} = Oral cancer potency (slope) factor (mg/kg-day⁻¹)
4. ASF = Age sensitivity factor for a specified age group (unitless)
5. ED = Exposure duration (in years) for a specified age group
6. AT = Averaging time for lifetime cancer risk

a: Recommended default values for EQ 8.2.5:

1. $DOSE_{noninh}$ = Calculated in Chapter 5 dose algorithms for each age group and for each noninhalation route in Table 8.6 the receptor is exposed to
2. CPF_{oral} = Substance-specific (see Table 7.1)
3. ASF = See Section 8.2.1
4. ED = Residents: 0.25 years for 3rd trimester, 2 years for 0<2, 7 years for 2<9, 14 years for 2<16, 14 years for 16<30, 54 years for 16-70
= Offsite worker: 25 yrs
5. AT = 70 years

Estimating cancer risk for 9-, 30- and 70-years by summing the individual age-group cancer risks is the same as that shown for the inhalation route in Section 8.2.4. The exception is that the FAH variate is only appropriate for the residential inhalation pathway and is not a factor for oral and dermal exposure pathways.

Calculation of Noninhalation Cancer Risk from Third Trimester to Age 30:

$$RISK_{noninh-res} = (DOSE_{noninh} \text{ third trimester} \times CPF \times 10 \times 0.25/70 \text{ years}) + (DOSE_{noninh} \text{ age } 0<2 \times CPF \times 10 \times 2/70) + (DOSE_{noninh} \text{ age } 2<16 \times CPF \times 3 \times 14/70) + (DOSE_{noninh} \text{ age } 16<30 \times CPF \times 1 \times 14/70 \text{ years})$$

To convert this estimated probability of risk to chances per million of developing cancer, multiply the estimated cancer risk for each noninhalation exposure route by 10⁶. This result is useful communication tool to compare risks for each pathway of exposure.

$$\text{Cancer risk} \times 10^6 = \text{cancer risk expressed as chances per million}$$

For assessment of the offsite worker the typical noninhalation pathways that apply for worker cancer risk are the dermal exposure pathway and the soil ingestion pathway.

Children at a MEIW daycare may also be assessed for noninhalation exposures. Typically, soil ingestion and dermal exposure will be the most common noninhalation pathways. However, all pathways that are present at the daycare should be included.

8.2.6 *Multipathway Cancer Risk Methodology*

Under a Tier 1 assessment, it is necessary to calculate the total cancer risk from both inhalation and noninhalation exposures if multipathway substances are emitted from the facility. The calculation of cancer risk that includes exposure to a multipathway substance or substances has three steps:

- 1) Calculate cancer risk for the inhalation pathway (EQ 8.2.4 A for residents, EQ 8.2.4 B for off-site workers) for all substances, and the noninhalation pathways that apply (EQ 8.2.5) for all multipathway substances, using high-end point estimates of intake rates.
- 2) For each multipathway substance, identify the two exposure pathways with the highest risk. These are the dominant pathways that are to be assessed using high-end point estimates of intake rates for the total cancer risk. For all other pathways, the average point estimate of intake rates may be used to calculate the pathway cancer risk (See OEHHA (2012) for more information).
- 3) To calculate total cancer risk, all inhalation and noninhalation pathways are summed together for all substances.

The final cancer risk calculation using a combination of high-end and average exposure parameters is referred to as the derived risk in the HARP software. This is described in Chapter 1, Section 1.4.1 of OEHHA (2012). The inhalation route is almost always one of the two dominant pathways in a multipathway cancer risk assessment. Therefore, in most cases only one noninhalation pathway would be calculated using a high-end dose point estimate. For all other pathways, the average point estimate may be used to calculate the pathway cancer risk.

For example, if dermal exposure and soil ingestion risks are calculated, then the cancer risks from these pathways would be summed along with the inhalation cancer risks to give the total cancer risk for the single multipathway substance:

$$\text{Cancer Risk (inhalation)} + \text{Cancer Risk (dermal)} + \text{Cancer Risk (soil)} = \text{Total Risk}$$

The mother's milk pathway also becomes a mandatory pathway to assess risk in nursing infants if the mother is exposed to specific substances (see Table 5.1).

Many facilities will emit multiple carcinogenic substances. If multiple substances are emitted, the substance-specific cancer risks for all exposure pathways are summed to give the (total) multipathway cancer risk at the receptor location. The HARP software will display not only the multipathway risk for each carcinogenic substance, but also show a breakdown of the cancer risk from each exposure pathway. Table 8.7 shows the results of a multipathway risk assessment for a hypothetical facility. While not presented in the following table, it is critical to identify the driving exposure pathways and the driving substances in a multipathway cancer risk assessment when summarizing and presenting the HRA results. See Chapter 9 for more information.

Table 8.7 Multipathway Assessment of a Hypothetical Facility 30-Year Cancer Risk

Substance	Cancer Risk ^a	Cancer risk ^b (chances per million)
Arsenic	1.1×10^{-5} (i)	11 (i)
	3×10^{-7} (ni)	0.3 (ni)
Benzene	2.92×10^{-4} (i)	292 (i)
2,3,7,8-TCDD (dioxin)	1.06×10^{-4} (i)	106 (i)
	5.7×10^{-5} (ni)	57 (ni)
1,3-Butadiene	6.0×10^{-6} (i)	6 (i)
Total Facility Cancer Risk	4.723×10^{-4}	472

^a As calculated in EQ 8.2.4 A or EQ 8.2.5

^b Calculated as: cancer risk $\times 10^6$ = chances per million

i = inhalation pathway contribution

ni = noninhalation pathway contribution

Cancer risk in Table 8.7 for the multipathway substances, arsenic and 2,3,7,8-TCDD, is arranged by the inhalation pathway risk and the sum of all noninhalation pathway risks. The total facility multipathway cancer risk is the sum of all inhalation and noninhalation pathways.

Cancer risks from different substances are treated additively in risk assessment generally, and in the Hot Spots Program in part because many carcinogens act through the common mechanism of DNA damage. The additive assumption is reasonable from a public health point of view. Other possible interactions of multiple carcinogens include synergism (effects are greater than additive) or antagonism (effects are less than additive). The type of interaction is both chemical and dose dependent and in most cases the data are not available to adequately characterize these interactions.

8.2.7 Multipathway Cancer Risk for Infant Exposure to Mother's Milk

The mother's milk pathway becomes mandatory if the nursing mother is exposed to one or more of the following multipathway substances: dioxins and furans, PCBs, PAHs including creosotes, and lead. The default assumption inherent in the intake rate is that the infant's only source of food is breast for the first year (e.g., is fully breastfed, see OEHHA, 2012, for details), which is one-half of the 0-2 year age group used in the Hot Spots program. Thus, the cancer risk by the mother's milk pathway will need to be calculated with a modified cancer risk equation using a different exposure duration:

A. Equation 8.2.7: $RISK_{mm} = Dose-lm \times CPF_{oral} \times ASF \times ED/AT$

1. $RISK_{mm}$ = Infant cancer risk via mother's milk pathway
2. $Dose-lm$ = Daily dose (mg/kg-day) to infant from mother's milk
3. CPF_{oral} = Oral cancer slope factor (mg/kg-day⁻¹)
4. ASF = Age sensitivity factor for infant (unitless)
5. ED = Exposure duration (in years) for infant
6. AT = Averaging time for lifetime cancer risk

a: Recommended default values for EQ 8.2.7:

6. $Dose-lm$ = Calculated from EQ 5.4.3.5.2, dose to infant via mother's milk
7. CPF_{oral} = Substance-specific (see Table 7.1)
8. ASF = 10 (See Section 8.2.1)
9. ED = 1 yr (1st yr of 0<2 yr age group)
10. AT = 70 years

Once the cancer risk is determined for the mother's milk pathway for each applicable substance, the pathway risk is summed with other pathway risks.

For Tier 1, the derived approach for cancer risk assessment should be used if the mother's milk pathway applies. As outlined in Section 8.2.6, the two dominant pathways will be calculated using high-end point estimates of intake rates; all additional pathways may be calculated using average point estimates of intake rates. There will be four mandatory pathways to assess (inhalation, mother's milk, soil ingestion and dermal exposure) for cancer risk when exposure to dioxins/furans, PCBs, PAHs including creosotes, and/or lead occurs. Therefore, if the infant is exposed to no other additional site-specific noninhalation pathway(s), only the two dominant pathways among the four will be assessed for cancer risk using high-end point estimates of intake rates; and the others would be assessed using the average point estimate of intake rate.

In short, multipathway cancer risk for a substance is estimated by summing the potential inhalation and noninhalation cancer risks for the receptor location of interest. See the discussion of Tier 1 in Section 8.2.6 or the TSD for more information on the method used to determine the multipathway cancer risk.

8.2.8 Cancer Risk Characterization for Stochastic Risk Assessment

Risk characterization for a stochastic risk assessment is similar to that described for the point-estimate approach. However, the stochastic risk assessment produces a distribution of risk that accounts for some of the natural variability in exposure-related factors, such as breathing rates or water intake. The cancer risk distribution for inhalation cancer risk, for example, is generated by multiplying randomly selected values from the breathing rate distribution by the ground level air concentration, and the cancer potency factor. A variation of the Monte Carlo method called Latin hypercube sampling is the method by which the values from the breathing rate distribution are

selected. If noninhalation pathways need to be evaluated, the same process is followed for each pathway and the risk is summed to give an overall inhalation and noninhalation cancer risk distribution. Further, the specification of Age Sensitivity Factors and the need to separately calculate risks require that a Monte Carlo sampling be conducted for each age group and the cancer risk distributions are then summed across age groups.

The HARP software will perform an HRA using a Monte Carlo analysis with either OEHHA-provided or user-provided data distributions and will include the statistics for the distributions. In risk assessments that have chosen to use the distribution of exposure variates, the cancer risk distribution for a 30-year residential exposure duration (MEIR) should be presented in the risk characterization section. We also recommend including the 9 and 70-year cancer risk at the MEIR as supplemental information. Note that a 70-year exposure duration is required to estimate cancer burden or provide an estimate of population-wide risk. A stochastic approach has not been developed for acute, 8-hour, and chronic noncancer health impacts or worker (MEIW) exposures.

8.2.9 Use of Individual Cancer Risk and Population-wide Cancer Risk

Cancer risk for an individual receptor and a representation of population-wide cancer risk are both important components of a risk assessment. The individual receptor approach reflects the exposures that may occur to an individual receptor over a period of time at a specific location. The individual cancer risk approach has some inherent limitations in terms of illustrating and potentially protecting population-based public health. For example, a facility with a small emissions footprint may impact a few individuals with a high individual potential cancer risk; whereas, a facility with a larger emission footprint may have a lower potential cancer risk for an individual receptor but expose many more people to those levels. Since this larger emitting facility can impact many more people, the population-wide health impacts are magnified due to the larger number of people exposed to the facility's emissions. This potential for higher population impacts is not captured by the individual receptor risk methodology. Therefore, the individual and population-wide health impacts should be presented for all facilities to provide a more complete illustration of the facility's health impacts.

8.2.9.1 Population Risk

For facilities with large emission footprints (e.g., refineries, ports, or rail yards, etc.), population-based health impacts are critical to provide a better illustration of the potential impacts of emissions since large numbers of people may be exposed to the emissions. The individual cancer risk approach has some inherent limitations in terms of protecting public health. A small facility with a single stack can impact a few individuals with an individual cancer risk that is unacceptable, whereas a large facility may have an individual cancer risk that is below the acceptable limit for individual risk but exposes many more people. Thus, the population-wide impacts are larger for the large facility. Population-wide risk is independent of individual risk, and assumes that a population (not necessarily the same individuals) will live in the impacted zone over a

70-year period. Thus, a 70-year exposure duration is required for estimates of population-wide risks.

To evaluate population risk, one method that regulatory agencies have used is the cancer burden method to account for the number of excess cancer cases that could occur in a population.

Cancer Burden

The cancer burden can be calculated by multiplying the cancer risk at a census block centroid by the number of people who live in the census block, and adding up the estimated number of potential cancer cases across the zone of impact. The result of this calculation is a single number that is intended to estimate of the number of potential cancer cases within the population that was exposed to the emissions for a lifetime (70 years).

The cancer burden is calculated on the basis of lifetime (70-year) risks (whereas individual cancer risk at the MEIR is based on 30-year residential exposure). Cancer burden is independent of how many people move in or out of the vicinity of an individual facility. For example, if 10,000 people are exposed to a carcinogen at a concentration with a 1×10^{-5} cancer risk for a lifetime the cancer burden is 0.1, and if 100,000 people are exposed to a 1×10^{-5} risk the cancer burden is 1.

Estimate of Population Wide Risk

An estimate of the number of people exposed at various cancer risk levels can provide perspective on the magnitude of the potential public health threat posed by a facility. This approach is intended as a replacement for or addition to the cancer burden calculation used by some Districts in the past. The new approach provides a much easier way for the general public to interpret results when compared to cancer burden estimates. A facility in a sparsely populated area can have a public health impact different from the same facility in a highly populated area; however, under the cancer burden method, those differences may not be seen. Some suggested approaches and methods for performance of a screening or refined population exposure analyses are provided in Section 4.6.

The District or reviewing authority should be consulted before beginning the population exposure estimates and, as results are generated, further consultation may be necessary. Note that a 70-year exposure duration is required to estimate cancer burden or provide an estimate of population-wide risk.

The zone of impact for estimating the number of persons exposed to a cancer risk from facility emissions should be set at a minimum of a 10^{-6} cancer risk level (see Section 4.6.1). Some Districts may prefer to use a cancer risk of 10^{-7} to define the carcinogenic zone of impact. The total number of persons exposed to a series of potential risk levels can be presented to aid risk managers in understanding the magnitude of the potential public health impacts.

The HARP software can provide population-level risk estimates as cancer burden or as the number of persons exposed to a selected (user-identified) cancer risk level at block level centroids.

8.2.9.2 Population Estimates for Noncancer Health Impacts

A noncancer chronic, 8-hour, and acute population estimate of the number of people exposed to acute, 8-hour, and chronic HQs or HIs exceeding 0.5 or 1.0, in increments of 1.0, should also be presented. For example, a facility with a maximum chronic HI of 4.0 would present the number of people exposed to a chronic HI of 0.5, 1.0, 2.0, 3.0, and 4.0. The isopleths used in this determination should be drawn using the smallest feasible grid size. The same methods that are described in Chapter 4 and Section 8.2.9 (for the population exposure estimate for cancer risk) should be used in the chronic, 8-hour and acute population estimates. Population estimates for acute, 8-hour, and chronic health impacts should be presented separately.

8.2.9.3 Factors That Can Impact Population Risk – Cumulative Impacts

Although the Hot Spots program is designed to address the impacts of single facilities and not aggregate or cumulative impacts, there are a number of known factors that influence the susceptibility of the exposed population and thus may influence population risk. Socioeconomic status influences access to health care, nutrition, and outcome after cancer diagnosis. Community unemployment can affect exposure and residency time near a facility. Factors that affect the vulnerability of the population are discussed in the report *Cumulative Impacts: Building a Scientific Foundation* (OEHHA, 2010). Information on many of these factors is relatively easy to obtain at the census tract level. The OEHHA recommends that these types of factors be considered by the risk manager, along with the quantitative measures of population risk. OEHHA is in the process of developing guidance on quantification of the impact of these factors.

8.2.10 Cancer Risk Evaluation of Short Term Projects

The local air pollution control districts sometimes use the risk assessment guidelines for the Hot Spots program in permitting decisions for short-term projects such as construction or waste site remediation. Frequently, the issue of how to address cancer risks from short-term projects arises.

Cancer potency factors are based on animal lifetime studies or worker studies where there is long-term exposure to the carcinogenic agent. There is considerable uncertainty in trying to evaluate the cancer risk from projects that will only last a small fraction of a lifetime. There are some studies indicating that dose rate changes the potency of a given dose of a carcinogenic chemical. In others words, a dose delivered over a short time period may have a different potency than the same dose delivered over a lifetime.

The OEHHA's evaluation of the impact of early-in-life exposure has reduced some of the uncertainty in evaluating the cancer risk to the general population for shorter-term exposures, as it helps account for susceptibility to carcinogens by age at exposure (OEHHA, 2009).

Due to the uncertainty in assessing cancer risk from very short-term exposures, we do not recommend assessing cancer risk for projects lasting less than two months at the MEIR. We recommend that exposure from projects longer than 2 months but less than 6 months be assumed to last 6 months (e.g., a 2-month project would be evaluated as if it lasted 6 months). Exposure from projects lasting more than 6 months should be evaluated for the duration of the project. In all cases, for assessing risk to residential receptors, the exposure should be assumed to start in the third trimester to allow for the use of the ASFs (OEHHA, 2009). Thus, for example, if the District is evaluating a proposed 5-year mitigation project at a hazardous waste site, the cancer risks for the residents would be calculated based on exposures starting in the third trimester through the first five years of life.

For the MEIW, we recommend using the same minimum exposure requirements used for the residential receptor (i.e., no evaluation for projects less than 2 months; projects longer than 2 months but less than 6 months are assumed to last 6 months; projects longer than 6 months would be evaluated for the duration of the project). Although the off-site worker scenario assumes that the workers are 16 years of age or older with an Age-Sensitivity Factor of 1, another risk management consideration for short-term project cancer assessment is whether there are women of child bearing age at the worksite and whether the MEIW receptor has a daycare center. In this case, the Districts may wish to treat the off-site MEIW in the same way as the residential scenario to account for the higher susceptibility during the third trimester of pregnancy, and for higher susceptibility of infants and children.

Finally, the risk manager may want to consider a lower cancer risk threshold for risk management for very short-term projects. Typical District guidelines for evaluating risk management of Hot Spots facilities range around a cancer risk of 1 per 100,000 exposed persons as a trigger for risk management. Permitting thresholds also vary for each District. There is valid scientific concern that the rate of exposure may influence the risk – in other words, a higher exposure to a carcinogen over a short period of time may be a greater risk than the same total exposure spread over a much longer time period. In addition, it is inappropriate from a public health perspective to allow a lifetime acceptable risk to accrue in a short period of time (e.g., a very high exposure to a carcinogen over a short period of time resulting in a 1×10^{-5} cancer risk). Thus, consideration should be given for very short term projects to using a lower cancer risk trigger for permitting decisions.

8.3 Noncancer Acute, 8-Hour, and Chronic Inhalation Health Impacts – the Hazard Index Approach

All substances in the Hot Spots Program that have noncancer health impacts at a receptor must be evaluated through the inhalation pathway. Estimates of noncancer inhalation health impacts are determined by dividing an airborne concentration at the receptor by the appropriate Reference Exposure Level (REL). This is termed the Hazard Index Approach. A REL is used as an indicator of potential noncancer health impacts and is defined as the concentration at which no adverse noncancer health effects are anticipated. When a health impact calculation is performed for a single substance, then it is called the hazard quotient (HQ). Each REL for a substance will have one or more target organ systems (e.g., respiratory system, nervous system, etc.) where the substance can have a noncancer health impact. Thus, all HQs have specified target organ systems associated with them. The sum of the Hazard Quotients of all chemicals emitted that impact the same target organ is termed the Hazard Index. Inhalation RELs for noncancer health impacts have been developed for acute, 8-hour, and chronic exposures to a number of Hot Spots substances. Acute RELs are designed to protect against the maximum 1-hour ground level concentration at the receptor. Eight-hour RELs are designed to protect people with daily 8-hour schedules, such as offsite workers, in an impacted zone. The 8-hour RELs should be used for typical daily work shifts of 8-9 hours. For further questions, assessors should contact OEHHA, the District, or reviewing authority to determine if the 8-hour RELs should be used in your HRA. Any discussions or directions to exclude the 8-hour REL evaluation should be documented in the HRA. Chronic RELs protect against long-term exposure to the annual average air concentration spread over 24 hours/day, 7 days/week.

OEHHA has added 8-hour RELs to the set of noncancer RELs that were previously comprised of acute and chronic RELs (OEHHA, 2008). Specifically, 8-hour RELs are air concentrations at or below which health impacts would not be expected even for sensitive subpopulations in the general population with repeated daily 8-hour exposures over a significant fraction of a lifetime. The 8-hour RELs can be used to evaluate the potential for health impacts (including effects of repeated exposures) in offsite workers, and to children and teachers exposed during school hours. Although not required in the HRA, they could also be applied by the Districts to a residential scenario where a facility operates only a portion of the day and exposure to residences is not adequately reflected by averaging concentrations over a 24 hour day. The number of chemicals with 8-hour RELs will increase as OEHHA re-evaluates RELs for chemicals under SB-25 to ensure that they are protective of children's health.

Acute, 8-hour, and chronic RELs are needed because the dose metrics and even the health impact endpoints may be different with the different exposure durations of acute, daily 8-hour, and chronic exposures. Also, although chronic REL values are lower or set the same as 8-hour RELs, there are some cases such as special meteorological situations (e.g., significant diurnal-nocturnal meteorological differences) or intermittent exposures where the 8-hour REL may be more protective than the chronic REL.

Chapter 4 describes air dispersion modeling and both Chapter 6 and Appendix L list the needed dose-response information to evaluate non-cancer hazards. Appendix I presents sample calculations for determining acute HQs and HIs, 8-hour HQs and HIs, and chronic multipathway HQs and HIs. Chapter 9 provides an outline of information required for risk characterization. The HARP software will calculate the HQ and HI for Hot Spots risk assessments.

8.3.1 Calculation of Noncancer Inhalation Hazard Quotient and Hazard Index

To calculate the acute HQ, the maximum 1-hour ground level concentration (in $\mu\text{g}/\text{m}^3$) of a substance at a receptor is divided by the acute 1-hour REL (in $\mu\text{g}/\text{m}^3$) for the substance:

$$\text{Acute Hazard Quotient} = \frac{\text{1-Hour Max Concentration } (\mu\text{g}/\text{m}^3)}{\text{Acute REL } (\mu\text{g}/\text{m}^3)}$$

To calculate the chronic HQ, the annual average ground level concentration of a substance is divided by the chronic REL for the substance:

$$\text{Chronic Hazard Quotient} = \frac{\text{Annual Average Concentration } (\mu\text{g}/\text{m}^3)}{\text{Chronic REL } (\mu\text{g}/\text{m}^3)}$$

To calculate the 8-hour HQ, the adjusted annual average ground level concentration of a substance (represented as “Adjusted C_{air} ” in EQ 5.4.1.4 A) is divided by the 8-hour REL for the substance:

$$\text{8-hour Hazard Quotient} = \frac{\text{Adjusted Annual Average Concentration } (\mu\text{g}/\text{m}^3)}{\text{8-hour REL } (\mu\text{g}/\text{m}^3)}$$

The daily 8-hour average ground level concentrations used for calculating the 8-hour HQs are derived as described in Chapter 4.

An HQ of 1.0 or less indicates that adverse health effects are not expected to result from exposure to emissions of that substance. As the HQ increases above one, the probability of human health effects increases by an undefined amount. However, it should be noted that a HQ above one is not necessarily indicative of health impacts due to the application of uncertainty factors in deriving the RELs.

If a receptor is exposed to multiple substances that target the same organ system, then the HQs for the individual substances are summed to obtain a Hazard Index (HI) for that target organ.

Table 8.8 is an example of an HRA spreadsheet showing acute inhalation HQs arranged by target organ system for several substances. The bottom row shows the summed HQs by target organ system to derive the HIs.

Table 8.8 Individual Hazard Quotients and Total Hazard Index for Acute Inhalation Exposure

Substance	Reproductive/ Developmental	Nervous System	Cardiovascular System	Respiratory System	Eye
Ammonia				0.6	0.6
Arsenic	0.2	0.2	0.2		
Benzene	0.02				
Chlorine				0.7	0.7
Total Hazard Index	0.22	0.2	0.2	1.3	1.3

A more detailed example of calculating HQs and HIs and of determining noncancer health impacts is shown in Appendix I.

Hazard quotients or HIs for different target organs are not summed together (e.g., do not add the impacts for the eye to the cardiovascular system). Chapter 6 and Appendix L have lists of the organ systems affected by each substance. Unlike the cancer risk algorithms, no exposure duration adjustment (e.g., 9 yrs / 70 yrs) should be made for noncancer assessments.

There are limitations to this method of assessing cumulative noncancer health impacts. The impact on organ systems may not be additive if health effects occur by different mechanisms. However, the impact on organ systems could also be synergistic. An analysis by a trained health professional familiar with the substance's toxicological literature is usually needed to determine the public health significance of an HQ or HI above one. It is recommended that the Air District contact OEHHA if this situation presents itself. For assessing the noncancer health impacts of lead, different procedures are used; please see Appendix F.

8.3.2 Calculating Noninhalation (oral) Noncancer Hazard Quotient and Hazard Index

Similar to the situation with multipathway carcinogenic substances, multipathway substances that present a noncancer hazard are assessed by noninhalation routes of exposure (see Table 8.6). Noninhalation routes of exposure are assessed only for chronic exposure. There are no oral acute RELs since it is generally anticipated that health effects from a single exposure via the oral route at typical environmental levels resulting from deposition of facility emissions would be insignificant relative to the inhalation route. The multipathway substances with noninhalation RELs, called chronic oral RELs, are shown in Table 6.4. Similar to inhalation exposure, the hazard quotient

for a noninhalation pathway is obtained by dividing the dose in milligrams per kilogram-day (mg/kg-day) by the oral REL also expressed in units of mg/kg-day:

$$\text{Chronic Non-inhalation HQ} = \frac{\text{Chronic Noninhalation Dose (mg/kg-day)}}{\text{Chronic Oral REL (mg/kg-day)}}$$

The calculated chronic oral HQs are combined with the chronic inhalation HQs for determining the chronic HIs for each affected target organ (see Section 8.3.4). The point estimates and algorithms for calculating the oral dose for all applicable exposure pathways and receptors (e.g., workers or residents) are explained in Chapter 5.

The chronic oral dose calculated in mg/kg-day is based on a time-weighted average 70-year residential exposure combining the 0<2, 2<16 and 16-70 year age groups. Unlike the assessment of cancer risk, no exposure duration adjustment should be made when estimating HQs. In other words, the variates ED and AT in the cancer risk EQ 8.2.5 in Section 8.2.5 are not used for estimating the noncancer HQs. See Appendix I for an example calculation.

8.3.3 *Multipathway Noncancer Risk Methodology*

To determine multipathway chronic noncancer health impacts, it is necessary to calculate the total hazard index from both inhalation and noninhalation exposures. The calculation of HIs has several steps:

- 1) First, the inhalation HQ is calculated for each substance emitted (Section 8.3.1).
- 2) Second, if the substance has an oral REL, then the non-inhalation HQ is calculated as shown above using high-end point-estimates for intake rates for each noninhalation pathway that applies.
- 3) Third, if there are more than two noninhalation pathways to consider for a multipathway substance, then the oral HQ is calculated using high-end point estimates in the dose equation for the two dominant pathways. For any additional noninhalation pathways, the HQs are calculated using average point estimates in the dose equation. This step applies only to residential receptors.
- 4) Fourth, all noninhalation pathway HQs for a multipathway substance are then summed together by target organ to obtain the total noninhalation HQ for a multipathway substance.
- 5) The final step is to sum the inhalation and noninhalation HQs together by target organ to determine the HIs. This step is displayed in Table 8.9. If there is only one substance, then the multipathway HQ is the same as the HI.

Table 8.9 Substance-Specific Chronic Inhalation and Noninhalation Hazard Quotients and the Hazard Index by Target Organ System

Substance	Respiratory System	Hematologic System	Alimentary System	Endocrine System	Development	Reproductive System	Nervous System	Cardiovascular System	Skin
Ammonia	0.8								
Arsenic					0.04(i) 0.1(ni)		0.04(i) 0.1(ni)	0.04(i) 0.1(ni)	0.04(i) 0.1(ni)
Benzene		0.08			0.08		0.08		
2,3,7,8-TCDD (dioxin)	0.1(i) 0.2(ni)	0.1(i) 0.2(ni)	0.1(i) 0.2(ni)	0.1(i) 0.2(ni)	0.1(i) 0.2(ni)	0.1(i) 0.2(ni)			
Nickel	0.4(i)	0.4(i)	0.1(ni)						
Hazard Index	1.50	0.78	0.40	0.3	0.52	0.30	0.22	0.14	0.14

i = inhalation pathway contribution

ni = noninhalation pathway contribution

Table 8.9 shows the calculated chronic HIs by combining the chronic inhalation HQs and chronic oral HQs. The HQs or HIs for different target organs are not added together (e.g., do not add the impacts for the respiratory system to the nervous system). The noninhalation pathways for TCDD and arsenic in Table 8.9 have all the noninhalation pathways that apply incorporated into their HQ values. For example, the noninhalation value for arsenic (HQs = 0.1) includes at least the soil ingestion and dermal soil pathways in the HQs because these are the mandatory noninhalation pathways to take into account with exposure to a multipathway substance. For TCDD, the mother's milk pathway is an additional mandatory noninhalation pathway to take into account (See Table 5.1). If there are exposures to any of the site-specific pathways, then these would be included too. A more detailed example calculation of HIs is shown in Appendix I.

When exposure to more than two noninhalation pathways occur, using the high-end point estimates of intake rates for only the two dominant noninhalation pathways will lessen the issue of compounding high-end exposure estimates, while retaining a health-protective approach for the more important exposure pathways. It is unlikely that an individual receptor would be on the high-end of exposure for all the non-inhalation intake parameters (exposure pathways).

8.3.4 Summary - Acute, 8-Hour and Chronic Hazard Index Calculation at the MEIR and MEIW

Eight-hour RELs were developed principally for exposure of individuals during 8-hour work schedules. The 8-hour RELs should be used for typical daily work shifts of 8-9 hours. For further questions, assessors should contact OEHHA, the District, or reviewing authority to determine if the 8-hour RELs should be used in your HRA. Any discussions or directions to exclude the 8-hour REL evaluation should be documented in the HRA. There are currently only a limited number of substances with an 8-hour inhalation REL. Over time as the science supporting REL values for individual substances is reviewed and the RELs are revised by OEHHA, more 8-hour RELs will be developed.

Therefore, for the MEIR, we recommend:

- Estimating the acute Hazard Index based on the maximum 1-hour air concentration and 1-hour RELs
- Estimating the chronic Hazard Index based on the annual average air concentration and the chronic RELs, and the oral RELs for multipathway substances

An 8-hour hazard index based on the daily average 8-hour exposure is not required for the MEIR, but can be performed at the discretion of the District for exposure to non-continuously operating facilities using the adjusted annual average air concentration (See EQ 5.4.1.4 A and B or method in App. M). Eight-hour hazard assessments are not recommended for exposure to continuously operating facilities.

For the MEIW, we recommend:

- Estimating the acute Hazard Index based on the maximum 1-hour air concentration and 1-hour RELs
- Estimating the 8-hour Hazard Index based on daily average 8-hour exposure for those chemicals with 8-hour RELs
- Estimating the chronic Hazard Index based on the annual average air concentration and chronic RELs, and oral RELs for multipathway substances

Until there are 8-hour RELs for many of the Hot Spots substances that have a chronic REL value, we recommend determining the chronic HI for the MEIW to adequately protect the offsite worker.

8.3.5 Evaluation of Background Criteria Pollutants

The District should be contacted to determine if the contribution of background criteria pollutants to respiratory health effects is required to be included in an HRA for the Hot Spots Program. If inclusion is required, the methods for calculating the health impact from acute and chronic exposure (respiratory endpoint) is the standard HI approach (see Sections 8.3.1 and 8.3.4). There are currently no 8-hour RELs for criteria

pollutants, so 8-hour health impacts from criteria pollutants are not assessed in HRAs. The background criteria pollutant contribution should be calculated if the HI from the facility's emissions exceeds 0.5 in either the acute or chronic assessment for the respiratory endpoint.

The most recent criteria pollutant concentration data should be obtained from the ARB's ambient air monitoring network and can be found in the *California Almanac of Emissions and Air Quality* on their web site at www.arb.ca.gov. For determining the criteria pollutant contribution in HI calculations, the annual average concentration data should be taken from a monitoring site near the facility. If background contributions are unavailable, the District may direct the risk assessor to make an alternative assumption. The criteria pollutants that should be included in acute and chronic assessments for the respiratory endpoint are ozone, nitrogen dioxide, sulfur dioxide, sulfates, and hydrogen sulfide.

8.4 Uses of Exposure Duration Adjustments for Onsite Receptors

Onsite workers are protected by CAL OSHA and typically are not evaluated under the Hot Spots program. Exceptions may include a worker who also lives on the facility property such as at prisons, military bases, and universities that have worker housing within the facility. Another scenario where the District may require assessment of on-site worker exposure and risk is when a facility (e.g., airport) has multiple businesses owned by different entities within the facility/property (e.g., rental car agencies, restaurants, etc.). In these situations the evaluation of onsite cancer risks, and/or acute, 8-hour, and chronic noncancer hazard indices is appropriate under the Hot Spots program. If the onsite receptor under evaluation can be exposed through a noninhalation exposure pathway, then that exposure pathway must also be included. When a receptor lives and works on the facility, site, or property, then these receptors should be evaluated and reported under both residential and worker scenarios and the one that is most health-protective should be used for risk management decisions.

The cancer risk estimates for the on-site residents may use a 30-year exposure duration while the 25-year exposure duration is used for a worker. Under a Tier 2 analysis, alternate exposure durations may be evaluated and presented with all assumptions supported. See section 8.2.10 for more discussion of short-term exposures.

Other situations that may require on-site receptor assessment include the presence of locations where the public may have regular access for the appropriate exposure period (e.g., a lunchtime café, store, or museum for acute exposures). The District or reviewing authority should be consulted on the appropriate evaluations for the risk for all onsite receptors.

8.5 References

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OEHHA, 2010. *Cumulative Impacts: Building a Scientific Foundation*. Available online at: <http://www.oehha.ca.gov>

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OEHHA, 2009. *Air Toxics Hot Spots Program Risk Assessment Guidelines. Technical Support Document for Cancer Potency Factors: Methodologies for derivation, listing of available values, and adjustments to allow for early life stage exposures*. Office of Environmental Health Hazard Assessment, California Environmental Protection Agency. May 2009. Available online at: <http://www.oehha.ca.gov>

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U.S. EPA, 2005a. Supplemental Guidance for Assessing Susceptibility from Early-Life Exposure to Carcinogens EPA/630/R-03/003F March 2005.

U.S.EPA, 2005b. Guidelines for Carcinogen Risk Assessment. Risk Assessment Forum, Washington, DC. EPA/630/P-03/001F.

9 - Summary of the Requirements for a Modeling Protocol and a Health Risk Assessment Report

The AB 2588 program is a community right-to-know act. Although risk assessment is a technical field, AB 2588 risk assessments need to be clear and understandable to the educated lay person. An Executive Summary that explains the process and the results of the risk assessment in lay terms is necessary. Clear risk communication is imperative in situations where the facility is required to notify the surrounding community. In addition, the risk assessment is by law reviewed by the local Air Pollution Control or Air Quality Management District (District) and OEHHA in order to ensure that AB 2588 risk assessment procedures have been followed. This chapter clarifies the type of information that is needed for District and OEHHA review of modeling protocols and health risk assessments (HRAs).

The material presented here is intended to promote transparent, consistent presentation and efficient review of the modeling protocol and the health risk assessment report (products). We recommend that persons preparing these products consult with the local District to determine if the District has modeling or HRA guidelines that supersede these products. If the District does not have guidelines for these products, then we recommend Section 9.1 be used for modeling protocols and Section 9.2 be used for the presentation of HRAs. Persons preparing modeling protocols and HRAs should specify the guidelines that were used to prepare their products.

9.1 Submittal of a Modeling Protocol

It is strongly recommended that a modeling protocol be submitted to the District for review and approval prior to extensive analysis with an air dispersion model. The modeling protocol is a plan of the steps to be taken during the air dispersion modeling and risk assessment process. We encourage people who are preparing protocols to take advantage of the protocol step and fully discuss anticipated methodologies for any portion of your project that may need special consideration. Below, we have provided an example of the format that may be followed in the preparation of the modeling protocol. **Consult with the District to confirm format and content requirements or to determine the availability of District modeling guidelines before submitting the protocol.**

9.1.1 *Outline for a Modeling Protocol*

I. Introduction

Include the facility name, address, and a brief overview describing the facility's operations.

- Provide a description of the terrain and topography surrounding the facility and potential receptors.
- Indicate the format in which data will be provided. Ideally, the report and summary of data will be on paper and all data and model input and output files will be provided electronically (e.g., compact disk or CD).
- Identify the guidelines used to prepare the protocol (e.g., District Guidelines).

II. Emissions

For each pollutant and process whose emissions are required to be quantified in the HRA, list the annual average emissions (pounds/year and grams/second) and the maximum one-hour emissions (pounds/hour and grams/second)¹. Maximum 1-hour emissions are used for acute noncancer health impacts while annual emissions are used for chronic exposures (i.e., chronic and 8-hour noncancer health impacts or cancer risk assessment).

- Identify the reference and method(s) used to determine emissions (e.g., source tests, emission factors, etc.). Clearly indicate any emission data that are not reflected in the previously submitted emission inventory report. In this event, a revised emission inventory report will need to be submitted to the District.
- Identify if this will be a multipathway assessment based on emitted substances.

¹ Except radionuclides, for which annual and hourly emissions are reported in Curies/year and millicuries/hour, respectively.

III. Models / Modeling Assumptions

Specify the model and modeling assumptions

- Identify the model(s) to be used, including the version number.
- Identify the model options that will be used in the analysis.
- Identify the modeling domain(s) and the spacing of receptor grid(s). Grid spacing should be sufficient in number and detail to capture the concentration at all of the receptors of interest.
- Indicate complex terrain options that may be used, if applicable.
- Identify the source type(s) that will be used to represent the facility's operations (e.g., point, area, or volume sources, flare options or other).
- Indicate the preliminary source characteristics (e.g., stack height, gas temperature, exit velocity, dimensions of volume source, etc.).
- Identify and support the use of urban or rural dispersion coefficients for those models that require dispersion coefficients. For other models, identify and support the parameters required to characterize the atmospheric dispersion due to land characteristics (e.g., surface roughness, Monin-Obukhov length).

IV. Meteorological Data

Specify the type, source, and year(s) of hourly meteorological data (e.g., hourly surface data, upper air mixing height information).

- State how the data are representative for the facility site.
- Describe QA/QC procedures.
- Identify any gaps in the data; if gaps exist, describe how the data gaps are filled.

V. Deposition

- Specify the method to calculate deposition (if applicable).

VI. *Receptors*

Specify the type and location of receptors. Include all relevant information describing how the individual and population-related receptors will be evaluated.

- Identify and describe the location(s) of known or anticipated potential sensitive receptors, the point of maximum impact (PMI), the maximum exposed individual residential (MEIR), and worker (MEIW) receptors. Identify any special considerations or grids that will be used to model these receptors. This information should correspond with information provided in Section III (e.g., fine receptor spacing of 20 meters at the fence line and centered on the maximum impacts; coarse receptor spacing of 100 meters out to 2,000 meters; extra coarse spacing of 1,000 meters out to 20,000 meters).
- Identify if spatial averaging will be used. Include necessary background information on each receptor including how the domain and spacing will be determined for each receptor or exposure pathway.
- Describe how the cancer burden or population impact estimates are calculated. Clarify the same information for the presentation of noncancer population impacts (e.g., centroids of the census tracts in the area within the zone of impact).
- Specify that actual UTM coordinates and the block/street locations (i.e., north side of 3,000 block of Smith Street), where possible, will be provided for specified receptor locations.
- Identify and support the use of any exposure adjustments (e.g., time at location, diurnal).
- Include the list of anticipated exposure pathways that will be included and indicate which substance will be evaluated in the multipathway assessment. Identify if sensitive receptors are present and which receptors will be evaluated in the HRA.

VII. *Maps*

Identify how the information will be graphically presented.

- Indicate which cancer risk isopleths will be plotted for the cancer zone of impact (e.g., 10^{-7} , 10^{-6} see Section 4.6.1).
- Indicate the hazard quotients or hazard indices to be plotted for the noncancer acute, 8 hour, and chronic zones of impact (e.g., 0.5, 1.0, etc.).

9.2 Health Risk Assessment Report

The purpose of this section is to provide an outline to assist with the preparation and review of HRAs. This outline specifies the key components that should be included in HRAs. All information used for the report must be presented in the HRA. Ideally, the HRA report and a summary of data used in the HRA will be on paper and all data and model input and output files will be provided electronically (e.g., CD). Persons preparing HRAs for the Hot Spots Program should consult the District to determine if HRA guidelines or special formats are to be followed when preparing and presenting the HRA's results.

If District guidelines or formats do not exist that supersede this outline, then the HRA should follow the format presented here. If the HRA is prepared for other programs, the reviewing authority should be consulted for clarification of format and content. We recommend that those persons preparing HRAs specify the guidelines that were used to prepare their product. **The HRA may be considered deficient by the reviewing authority if components that are listed here are not included.**

9.2.1 Outline for the Health Risk Assessment Report

I. Table of Contents

- Section headings with page numbers indicated.
- Tables of tables and Table of figures with page numbers indicated.
- Appendices with page numbers indicated.

II. Executive Summary

Overview of all relevant information regarding the project or facility.

- Facility identifier number (consult the District).
- Description of facility operations and a list identifying emitted substances including table of maximum 1-hour emissions, and annual average emissions.
- Provide a brief description of acute, 8-hour, chronic, and cancer health impacts of the emitted substances, based on OEHHA's descriptions in the appropriate Technical Support Documents.
- Text presenting overview of dispersion modeling and exposure assessment.
- Text describing estimated cancer risk for carcinogens, noncancer Hazard Quotients and Hazard Indices and a table showing target organ systems by substance for noncancer impacts.

- Summarize the individual and population-wide health impacts including the driving substance(s) and the driving exposure pathways:
 - Location (block/street location; e.g., north side of 3,000 block of Smith Street) and description of the off-site point of maximum impact (PMI), maximum exposed individual resident (MEIR), and maximum exposed individual worker (MEIW).
 - Location (block/street location; e.g., north side of 3,000 block of Smith Street) and description of any on-site receptors that were evaluated at the facility (consult District or agency).
 - Location (block/street location; e.g., north side of 3,000 block of Smith Street) and description of any sensitive receptors that are required by the district or reviewing authorities (consult District or agency).

NOTE: When presenting information described in the following bullets, cancer risk should be presented separately for a residential 30-year, Tier-1 analysis. Results of other exposure assumptions (e.g., 9 or 70-year) or other tier evaluations should also be presented, and must be clearly labeled. For the Hot Spots Program, while the 30-year exposure duration is recommended as the basis for public notification and risk reduction audits and plans, the District has discretion to use the 70 year exposure scenario for its decisions. In addition, the 70 year cancer risk must be calculated to estimate population-wide impacts.

- Text presenting an overview of the total cancer risk (including multipathway substances, if present) at the PMI, MEIR, MEIW, and sensitive receptors. Provide a table of cancer risk by substance for the MEIR and MEIW (if applicable). Include a statement indicating which of the substances appear to contribute most to (drive) the potential health impacts. In addition, identify the exposure pathways evaluated in the HRA.
- Provide a map of the facility and surroundings and identify the location of the MEIR, MEIW, PMI, and other locations or receptors of interest.
- Provide a map of 30-year and 70-year cancer risk zone of impact(s), if applicable.
- Text presenting an overview of the acute and chronic noncancer hazard quotients and the (total) hazard indices for the PMI, MEIR, MEIW, and sensitive receptors. Additionally, include 8-hour hazard quotients and hazard indices for the MEIW. Include separate statements (for acute, 8-hour, and chronic exposures) indicating which

of the substances appear to drive the potential health impacts. In addition, clearly identify the primary target organ(s) that are impacted from acute, 8-hour, and chronic exposures.

- Identify any sensitive subpopulations (e.g., child daycare facilities, schools, nursing homes) of concern.
- Table and text presenting an overview of estimates of population exposure (e.g., cancer burden or population estimates from HARP) (consult District or agency) (see Section 8.4).
- Version of the Risk Assessment Guidelines and computer program(s) used to prepare the risk assessment (e.g., HARP).

III. Risk Assessment Procedures

A. Hazard identification

- Table and text identifying all substances emitted from the facility, plus any other substances required by the District or reviewing authority. Include the CAS number of the substance and the physical form of the substance if possible. [The Hot Spots substances are listed in Appendix A, and also in the ARB's Emission Inventory Criteria and Guidelines Regulations (Title 17, California Code of Regulations, Sections 93300-93300.5), and the Emission Inventory Criteria and Guidelines Report (EICG Report), which is incorporated by reference therein (ARB, 1997)].
- Table and text identifying all substances that are evaluated for cancer risk and/or noncancer acute, 8-hour, and chronic health impacts. In addition, identify any multipathway substances that present a cancer risk or chronic noncancer hazard via noninhalation routes of exposure.
- Describe the types and amounts of continuous or intermittent predictable emissions from the facility that occurred during the reporting year. As required by statute, releases from a facility include spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping (fugitive), leaching, dumping, or disposing of a substance into ambient air. Include the substance(s) released and a description of the processes that resulted in long-term and continuous releases.

B. Exposure Assessment

This section describes the information related to the air dispersion modeling process that needs to be reported in the risk assessment; the information is also presented in Chapter 4 (see Section 4.15). The District may have specific requirements regarding format and content (see Section 4.14). Sample calculations should be provided at each step to indicate how reported emissions

data were used. Reviewing agencies must receive input, output, and supporting files of various model analyses on computer-readable media (e.g., CD).

1. Information on the Facility and its Surroundings

Report the following information regarding the facility and its surroundings:

- Facility Name
- Location (UTM coordinates and street address)
- Land use type (see Section 2.4)
- Local topography
- Facility plot plan identifying:
 - source locations
 - property line
 - horizontal scale
 - building heights
 - emission sources

2. Source and Emission Inventory Information

a. Release Parameters

Report the following information for each release location in table format:

- Release location identification number
- Release name
- Release type (e.g., point, volume, area, line, pit, etc.)
- Source identification number(s) used by the facility for sources that emit out of this release location
- Release location using UTM coordinates
- Release parameters by release type (e.g., shown for point source):
- Stack height (m), stack diameter (building dimensions for downwash, exhaust gas exit velocity (m/s), exhaust gas volumetric flow rate (ACFM), exhaust gas exit temperature (K), etc.

b. Source Description and Operating Schedule

The description and operating schedule for each source should be reported in table form including the following information:

- Source identification number used by the facility
- Source name
- Number of operating hours per day and per year (e.g., 0800-1700, 2700 hr/yr)
- Number of operating days per week (e.g., Mon-Sat)

- Number of operating days or weeks per year (e.g., 52 wk/yr excluding major holidays)
- Release point identification number(s) for where source emissions are released
- Fraction of source emissions emitted at each release point by release point ID number

c. Emission Control Equipment and Efficiency

- Report emission control equipment and efficiency by source and by substance

d. Emissions Data Grouped By Source

Report emission rates for each toxic substance, grouped by source (i.e., emitting device or process identified in Inventory Report), in table form including the following information:

- Source name
- Source identification number
- Substance name and CAS number (from Inventory Guidelines)
- Annual average emissions for each substance (lb/yr)
- Hourly maximum emissions for each substance (lb/hr)

e. Emissions Data Grouped by Substance

Report facility total emission rate by substance for all emitted substances listed in the Air Toxics “Hot Spots” Program including the following information:

- Substance name and CAS number (from Inventory Guidelines)
- Annual average emissions for each substance (lb/yr)
- Hourly maximum emissions for each substance (lb/hr)

f. Emission Estimation Methods

Report the methods used in obtaining the emissions data indicating whether emissions were measured or estimated. Clearly indicate any emission data that are not reflected in the previously submitted emission inventory report and submit a revised emission inventory report to the district. A reader should be able to reproduce the risk assessment without the need for clarification.

g. List of Substances

Include tables listing all "Hot Spots" Program substances which are emitted, plus any other substances required by the District. Indicate substances to be evaluated for cancer risks and noncancer effects.

h. Exposed Population and Receptor Location

Report the following information regarding exposed population and receptor locations:

- Description of zone of impact including map showing the location of the facility, boundaries of zone of impact, census tracts, emission sources, sites of maximum exposure, and the location of all appropriate receptors. This should be a true map (one that shows roads, structures, etc.), drawn to scale, and not just a schematic drawing. USGS 7.5 minute maps or GIS based maps are usually the most appropriate choices. (If significant development has occurred since the user's survey, this should be indicated.)
- Separate maps for the cancer risk zone of impact and the hazard index (noncancer) zone of impact(s). The cancer zone of impact should include isopleths down to at least the 1/1,000,000 risk level. Because some districts use a level below 1/1,000,000 to define the zone of impact, the District should be consulted. For the noncancer zone of impact, three separate isopleths (to represent chronic, 8-hour, and acute HI) should be created to define the zone of impact for the hazard index from both inhalation and noninhalation pathways greater than or equal to 0.5. The point of maximum impact (PMI), maximum exposed individual at a residential receptor (MEIR), and maximum exposed individual worker (MEIW) for both cancer and noncancer risks should be located on the maps.
- Tables identifying population units and sensitive receptors (UTM coordinates, receptor IDs or index from the modeling, and street addresses of specified receptors)
- Heights or elevations of the receptor points.
- **Spatial averaging:** For each receptor type (e.g., PMI, MEIR, and MEIW, or other location of interest) that will utilize spatial averaging, the domain size and grid resolution must be clearly identified. If another domain or grid resolution other than 20 meters by 20 meters with 5-meter grid spacing will be used for a receptor, then care should be taken to determine the proper domain size and grid resolution that should be used. For a worker, the HRA shall support all assumptions used, including, but not limited to, documentation for all workers

showing the area where each worker routinely performs their duties. The final domain size should not be greater than the smallest area of worker movement. Other considerations for determining domain size and grid spacing resolution may include an evaluation of the concentration gradients across the worker area. The grid spacing used within the domain should be sufficient in number and detail to obtain a representative concentration across the area of interest. When spatial averaging over the deposition area of a pasture, garden, or water body, care should be taken to determine the proper domain size to make sure it includes all reasonable areas of potential deposition. The size and shape of the pasture, garden, or water body of interest should be identified and used for the modeling domain. The grid spacing or resolution used within the domain should be sufficient in detail to obtain a representative deposition concentration across the area of interest. One way to determine the grid resolution is to include an evaluation of the concentration gradients across the deposition area. The HRA shall support all assumptions used, including, but not limited to, documentation of the deposition area (e.g., size and shape of the pasture or water body, maps, representative coordinates, grid resolution, concentration gradients, etc.). The use of spatial averaging is subject to approval by the reviewing authority. This includes the size of the domain and grid resolution that is used for spatial averaging of a worksite or multipathway deposition area.

3. Meteorological Data

If meteorological data were not obtained directly from the District, then the report must clearly indicate the data source and time period used. Meteorological data not obtained from the District must be submitted in electronic form along with justification for their use including information regarding representativeness and quality assurance.

The risk assessment should indicate if the District required the use of a specified meteorological data set. All memos indicating the District's approval of meteorological data should be attached in an appendix.

4. Model Selection and Modeling Rationale

The report should include an explanation of the model chosen to perform the analysis and any other decisions made during the modeling process. The report should clearly indicate the name of the models that were used, the level of detail (screening or refined analysis) and the rationale behind the selection.

Also report the following information for each air dispersion model used:

- Version number
- Selected options and parameters in table form

- Identify the modeling domain(s) and the spacing of receptor grid(s). Grid spacing should be sufficient in number and detail to capture the concentration at all receptors of interest.

5. Air Dispersion Modeling Results

The report should include tables, text, and appendices that clearly present all of the following information

- Maximum hourly and annual average concentrations of chemicals at appropriate receptors such as the residential and worker MEI receptors
- Annual average and maximum one-hour (and 30-day average for lead only) concentrations of chemicals at appropriate receptors listed and referenced to computer printouts of model outputs
- Model printouts (numbered), annual concentrations, maximum hourly concentrations
- Disk with input/output files for air dispersion program (e.g., the AERMOD input file containing the regulatory options and emission parameters, receptor locations, meteorology, etc.)
- Include tables that summarize the annual average concentrations that are calculated for all the substances at each site. The use of tables that present the relative contribution of each emission point to the receptor concentration is recommended. (These tables should have clear reference to the computer model which generated the data. It should be made clear to any reader how data from the computer output were transferred to these tables.) [As an alternative, the above two tables could contain just the values for sites of maximum impact (i.e., PMI, MEIR and MEIW), and sensitive receptors, if required. All the values would be found in the Appendices.]

C. Health Values Used in Dose-Response and Dose Estimates

- Provide tables of the acute, 8-hour and chronic inhalation RELs, chronic oral RELs (if applicable), and cancer potency factors for each substance that is quantified in the HRA.
- Identify the guidelines (title and date) that were used to obtain these factors, or indicate whether newly approved values obtained from the OEHHA website were used.
- Provide a table of target organ systems for each noncancer substance, including acute (1 hour), 8-hour, and chronic inhalation, and chronic oral (if applicable).

- Include tables of the estimated dose for each substance by each exposure pathway at the PMI, MEIR, MEIW, and at any sensitive receptor locations (required by the District).

D. Risk Characterization

The Hot Spots Analysis and Reporting Program (HARP) will generate the risk characterization data needed for the outline below. Any data needed to support the risk characterization findings should be clearly presented and referenced in the text and appendices. A listing of HARP output files that meet these HRA requirements is provided in this outline under the section entitled "Appendices". All HARP files should be included in the HRA. Ideally, the HRA report and a summary of data used in the HRA will be on paper and all data and model input and output files will be provided electronically (e.g., CD). Information on obtaining copies of HARP is available on the California Air Resources Board's Internet web site under the Air Toxics Program at www.arb.ca.gov.

NOTE: The cancer risk for the PMI, MEIR, and sensitive receptors of interest must be presented in the HRA's text, tables, and maps. OEHHA recommends that cancer risk for a 30-year exposure duration be presented for the MEIR, and that cancer risk for 9-year and 70-year exposure durations for the MEIR be presented to provide the risk managers with supplemental information. Note that the assessment of population impacts must be based on a 70-year exposure duration; thus all risk assessments need to estimate cancer risk for a 70-year exposure duration in order to report the number of individuals residing in the risk isopleths, or to calculate cancer burden if the District so requires. In addition, some Districts may opt to make risk management decisions based on a 70-year exposure duration. The MEIW location should use a 25-year exposure period.

All HRAs must include the results of a Tier-1 exposure assessment (see Chapter 2 and 8, or the 2012 TSD). If the reviewing authority specifies that additional exposure periods should be presented, or if persons preparing the HRA would like to present additional information (i.e., exposure duration adjustments or the inclusions of risk characterizations using Tier-2 through Tier-4 exposure data), then this information should be presented in separate, clearly titled, sections, tables, and text.

The following information should be presented in this section of the HRA. If not fully presented here, then by topic, clearly identify the section(s) and pages within the HRA where this information is presented.

- Description of receptors to be quantified.
- Table and text providing the location [UTM coordinates, receptor ID number or index from the modeling, and the block/street address

- (e.g., north side of 3,000 block of Smith Street)] and description of the PMI, MEIR, and MEIW for both cancer and noncancer risks.
- Separate tables and text providing description of the PMI and MEIR for 30-year cancer risk, and 9- or 70-year cancer risk.
 - Tables and text describing MEIW 25-year cancer risk.
 - Table and text providing the location [UTM coordinates, receptor ID number or index from the modeling, and the block/street address (e.g., north side of 3,000 block of Smith Street)] and description of any sensitive receptor that is of interest to the District or reviewing authorities (consult District or agency).
 - Provide any exposure information that is used for risk characterization (e.g., concentrations at receptors, emissions information, census information, figures, zone of impact maps, etc.). If multipathway substances are emitted, identify the site/route dependent exposure pathways (e.g., water ingestion) for the receptor(s), where appropriate (e.g., MEIR).
 - Provide a summary of the site-specific inputs used for each exposure pathway (e.g., water or grazing intake assumptions). This information may be presented in an appendix with the information clearly presented and cross-referenced to the text. In addition, provide reference to the appendix (section and page number) that contains the modeling (i.e., HARP/dispersion modeling) files that show the same information.
 - If any exposure parameters were used other than those provided in the Air Toxics Risk Assessment Guidelines: Technical Support Document for Exposure Assessment and Stochastic Analysis (2012), they must be presented in detail. The derivation and data used must be presented so that it is clear to the reviewer. The justification for using site-specific exposure parameters must be clearly presented.
 - Table and text presenting the potential multipathway cancer risk by substance, by pathway, and total, at the PMI, MEIR, MEIW, and sensitive receptor locations (required by the District).
 - Table and text presenting the acute (inhalation only) and chronic noncancer (inhalation and oral) hazard quotients (by substance, exposure pathways, and target organs) and the (total) hazard indices by substance and target organs for the PMI, MEIR, MEIW, and sensitive receptors. For 8-hour exposure at the MEIW (inhalation only), table and text presenting hazard quotients (by substance, exposure pathways, and target organs) and the (total) hazard indices by substance and target organs. Note:

Chronic noncancer results should be shown with inhalation and oral contributions (shown separately) and for the combined (multipathway) impact.

- Identify any sensitive subpopulations (e.g., child daycare facilities, schools, nursing homes) of concern.
- Table and text presenting estimates of population exposure (e.g., population exposure estimates or cancer burden from HARP) (consult District or agency). Tables should indicate the number of persons exposed to a (total) cancer risk greater than 10^{-7} , 10^{-6} , 10^{-5} , 10^{-4} , etc., and total hazard quotient or hazard index greater than 0.5, 1.0, 2.0, and 3.0, etc. Provide a table that shows excess cancer burden for each population unit and the total excess cancer burden, if cancer burden calculation is required.
- Provide maps that illustrate the HRA results for the three sub-bullet points below. These maps should be an actual street map of the area impacted by the facility with elevation contours and actual UTM coordinates, and the facility boundaries clearly labeled. In some cases the elevation contours will make the map too crowded and should therefore not appear. This should be a true map (one that shows roads, structures, etc.), drawn to scale, and not just a schematic drawing. USGS 7.5-minute maps are usually the most appropriate choice (see Section 4.6).
 - The facility (emission points and boundaries), the locations of the PMI, MEIR, MEIW, and sensitive receptors.
 - Maps of the cancer zone of impacts (e.g., 10^{-6} or 10^{-7} levels - consult District or Agency). The map should clearly identify the zone of impact for the inhalation pathway, the minimum exposure pathways (soil ingestion, dermal exposure, and breast-milk consumption) if multipathway substances are emitted, and the zone of impact for all the applicable exposure pathways (minimum exposure pathways plus any additional site/route specific pathways) for multipathway analyses. Two maps may be needed to accomplish this. The legend of these maps should state the level(s) used for the zone of impact and identify the exposure pathways that were included in the assessment.
 - Maps of the noncancer hazard index (HI) zone of impacts (e.g., 0.5 or 1.0 - consult District or Agency). The noncancer maps should clearly identify the noncancer zones of impact. These include the acute (inhalation), 8-hour (inhalation), chronic (inhalation), and chronic (multipathway) zones of impact. For clarity, presentation of the noncancer zones of impact may require two or more maps. The

legend of these maps should state the level(s) used for the zone of impact and identify the exposure pathways.

- The risk assessor may want to include a discussion of the strengths and weaknesses of the risk analyses and associated uncertainty directly related to the facility HRA.
- If appropriate, comment on the possible alternatives for control or remedial measures. How do the risks compare?
- If possible, identify any community concerns that influence public perception of risk.
- Sample calculations may be needed for all analyses in the HRA if proprietary software other than HARP was used. The District should be consulted. These calculations should be clearly presented and referenced to the findings they are supporting in the HRA text.
- Version of the Risk Assessment Guidelines and computer program used to prepare the risk assessment.
- If software other than HARP is used for the health assessment modeling, all supporting material must be included with the HRA (e.g., all algorithms and parameters used in a clear, easy to review format).

E. References

Include any references used for the HRA in this section.

F. Appendices

The appendices should contain all data, sample calculations, assumptions, and all modeling and risk assessment files that are needed to reproduce the HRA results. Ideally, a summary of data used in the HRA will be on paper and all data and model input and output files will be provided electronically (e.g., CD), unless otherwise specified by the district or reviewing authority. All appendices and the information they contain should be referenced, clearly titled, and paginated.

Potential Appendix Topics (if not presented elsewhere in the HRA report):

- List of all receptors locations (UTM coordinates, receptor ID number or index from the modeling, and the block/street address (e.g., north side of 3,000 block of Smith Street)) for the PMI, MEIR, MEIW, and sensitive receptors.
- List of all emitted substances.
- All emissions files.

- List of dose-response factors (Reference Exposure Levels and cancer potency factors).
- All air dispersion modeling input and output files. Detailed discussions of meteorological data, regulatory options, emission parameters, receptor locations, etc.
- Census data.
- Maps.
- Identify the site/route dependent exposure pathways for the receptor(s), where appropriate (e.g., MEIR). Provide a summary of the site-specific inputs used for each pathway (e.g., water or grazing intake assumptions) and the data to support them.
- All calculations used to determine emissions, concentrations, and potential health impacts at the PMI, MEIR, MEIW, and sensitive receptors.
- All HRA model input and output (HARP) files for receptors of concern.
- (Total) cancer and noncancer impacts by receptor, substance, and exposure pathway (by endpoint for noncancer) at all receptors.
- Presentation of alternate risk assessment methods (e.g., alternate exposure durations, or Tier-2 to Tier-4 evaluations with supporting information).

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List of Abbreviations

A - Area
AB2588 - Air Toxics “Hot Spots” Information and Assessment Act, 1987
ACFM - Actual Cubic Feet per Minute
ADL - Annual Dermal Load
AQMD - Air Quality Management District (District)
ARB - Air Resources Board
ASF - Age Sensitivity Factor
AT - Average Time for Lifetime Cancer Risk
BAF - Bioaccumulation Factor
BG - Urban Block Groups
BLP - Buoyant Line and Point Source Dispersion Model
BMI - Breast Milk Intake
BPIP - Building Profile Input Program
BPIPPRM - Building Profile Input Program for PRIME
BSA - Body Surface Area
BW - Bodyweight
 C_{air} - annual average air concentration
CALMPRO - Calms processor program
CAPCOA - California Air Pollution Control Officer’s Association
CAS - Chemical Abstracts Service
CERCLA - Comprehensive Environmental Response, Compensation and Liability Act
 C_f - Average concentration of a substance in fish
 C_m - Average concentration of a substance in mother’s milk (misabeled on 114 as C_f)
 C_{fa} - Average concentration of a substance in animal products
CONST2 - Constant in the Briggs’ stable plume rise equation using BLP
CONST3 - Constant in the Briggs’ neutral plume rise equation using BLP
CPF - Cancer Potency Factor
CRIT - Convergence criterion for the line source calculations using BLP
 C_s - Concentration of Substance in the Soil
CTDMPLUS - Complex Terrain Dispersion Model
CTSCREEN - Complex Terrain Screening Model
 C_v - Average concentration of a substance in and on vegetation
 C_w - Concentration of a Substance in the Water
DECFACT - Pollutant decay factor for use with BLP
DF - Discount Factor
 $DOSE_{air}$ - Daily inhaled dose
 $DOSE_{fa}$ - Exposure through ingesting home-raised or farm animal products
 $DOSE_{fish}$ - Exposure through ingestion of angler-caught fish
Dose-lm - Exposure through mother’s milk ingestion
 $DOSE_p$ - Exposure through ingesting home-grown produce
 $DOSE_{water}$ - Exposure through ingesting water

DTHTA - Vertical potential temperature gradient
DTSC - Department of Toxic Substance Control
EASA - Exposure Assessment and Stochastic Analysis
ED - Rural Enumeration Districts or Exposure Duration (in years)
EF - Exposure Frequency
EICG - Emission Inventory Criteria and Guidelines
EPA - Environmental Protection Agency
EQ - Equation
F - Fahrenheit
FAH - Fraction of Time at Home
FG - Fraction of diet provided by grazing
GIS - Geographic Information Systems
GLC - Ground-Level Concentrations
GRAF - Gastrointestinal Relative Absorption Factor
HARP - Hot Spots Analysis and Reporting Program
HESIS - Hazard Evaluation System and Information Service
HI - Hazard Index
HQ - Hazard Quotient
HRA - Health Risk Assessment
HSC - Health and Safety Code
IARC - International Agency for Research on Cancer
IDELS - Maximum variation in number of stability classes per hour (BLP option)
ISCST3 - Industrial Source Complex Short Term
IUPAC - International Union of Pure and Applied Chemistry
K - Kelvin
L - Fraction of locally-grown (source-impacted) feed that is not pasture (site-specific)
LOAEL - Lowest Observed Adverse Effects Level
LOD - Level of Detection
LSHEAR - Plume rise wind shear (BLP option)
LTRANS - Transitional point source plume rise (BLP option)
MAXIT - Maximum iterations allowed for line source calculations (BLP option)
MEIR - Maximally Exposed Individual Resident
MEIW - Maximally Exposed Individual Worker
METDB - Meteorological Database
METS - Metabolic Equivalents
MPRM - Meteorological Processor for Regulatory Models
MWF - Molecular Weight Adjustment Factor
NAS - National Academy of Sciences
NCDC - National Climatic Data Center
NOAEL - No Observed Adverse Effects Level
NTP - National Toxicology Program
NWS - National Weather Station
OCD - Offshore and Coastal Dispersion Model
OEHHA - Office of Environmental Health Hazard Assessment
p - Population density
PAH - Polycyclic Aromatic Hydrocarbons

PCB - Polychlorinated Biphenyl
PCDD - Polychlorinated dibenzo-p-dioxins
PCDF - Polychlorinated dibenzofurans
PEXP - Vertical wind speed power law profile exponents
PM2.5 - Particulate Matter less than 2.5 microns in diameter
PM10 - Particulate Matter less than 10 microns in diameter
PMI - Point of Maximum Impact
QA - Quality Assurance
QC - Quality Control
RCRA - Resource Conservation and Recovery Act
REL - Reference Exposure Level
RfC - Reference Concentration
RfD - Reference Dose
SCRAM - Support Center for Regulatory Air Models
SDM - Shoreline Dispersion Model
SIR - Soil Ingestion Rate
SMAQMD - Sacramento Metropolitan Air Quality Management District
SRP - Scientific Review Panel
TAC - Toxic Air Contaminant
Tco – Biotransfer coefficient
TEF - Toxic Equivalency Factor
TERAN – Terrain option in BLP
TSD - Technical Support Document
TSP - Total Suspended Particulates
UCL - Upper Confidence Limits
USGS - U.S. Geological Survey
UTM - Universal Transvers Mercator
WAF - Worker Adjustment Factor
WHO - World Health Organization

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Index of Selected Terms and Acronyms

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Appendix A: Hot Spots Unit Risk and Cancer Potency Values

Updated May 2019

Chemical	Chemical Abstract Service (CAS) Number	Source	Unit Risk ($\mu\text{g}/\text{m}^3$) ⁻¹	Slope Factor ($\text{mg}/\text{kg}\cdot\text{day}$) ⁻¹	US EPA Class ^C	IARC Class ^C
Acetaldehyde	75-07-0	TAC	2.7 E-6	1.0 E-2	B2	2B
Acetamide	60-35-5	P65-E	2.0 E-5	7.0 E-2	NC	2B
Acrylamide	79-06-1	IRIS	1.3 E-3	4.5 E+0	B2	2A
Acrylonitrile	107-13-1	P65-S	2.9 E-4	1.0 E+0	B1	2A
Allyl chloride	107-05-1	P65-S	6.0 E-6	2.1 E-2	C	3
2-Aminoanthraquinone	117-79-3	P65-E	9.4 E-6	3.3 E-2	NC	3
Aniline	62-53-3	IRIS	1.6 E-6	5.7 E-3	B2	3
Arsenic (inorganic)	7440-38-2	(inhalation) TAC	3.3 E-3	1.2 E+1	A	1
(oral)		IRIS		1.5 E+0		
Asbestos	1332-21-4	TAC	6.3 E-2 1.9 E-4 [#]	2.2 E+2	A	1
Benz[<i>a</i>]anthracene ^{BaP}	56-55-3	(inhalation) TAC	1.1 E-4	3.9 E-1	B2	2A
(oral)				1.2 E+0		
Benzene	71-43-2	TAC	2.9 E-5	1.0 E-1	A	1
Benzidine	92-87-5	P65-S	1.4 E-1	5.0 E+2	A	1
Benzo[<i>a</i>]pyrene	50-32-8	(inhalation) TAC	1.1 E-3	3.9 E+0	B2	2A
(oral)				1.2 E+1		
Benzo[<i>b</i>]fluoranthrene ^{BaP}	205-99-2	(inhalation) TAC	1.1 E-4	3.9 E-1	B2	2B
(oral)				1.2 E+0		
Benzo[<i>j</i>]fluoranthrene ^{BaP}	205-82-3	(inhalation) TAC	1.1 E-4	3.9 E-1	NC	2B
(oral)				1.2 E+0		
Benzo[<i>k</i>]fluoranthrene ^{BaP}	207-08-9	(inhalation) TAC	1.1 E-4	3.9 E-1	B2	2B
(oral)				1.2 E+0		
Benzyl chloride	100-44-7	IRIS	4.9 E-5	1.7 E-1	B2	2B
Beryllium	7440-41-7	IRIS	2.4 E-3	8.4 E+0	B2	1
Bis(2-chloroethyl) ether	111-44-4	P65-S	7.1 E-4	2.5 E+0	B2	3
Bis(chloromethyl)ether	542-88-1	P65-S	1.3 E-2	4.6 E+1	A	1
1,3-Butadiene	106-99-0	TAC	1.7 E-4	6.0 E-1	B2	2A
Cadmium (and compounds)	7440-43-9	TAC	4.2 E-3	1.5 E+1	B1	1
Carbon tetrachloride	56-23-5	TAC	4.2 E-5	1.5 E-1	B2	2B
Chlorinated dibenzo- <i>p</i> -dioxins ^A	1746-01-6	TAC			B2	2B
2,3,7,8-Tetrachlorodibenzo- <i>p</i> -dioxin			3.8 E+1	1.3 E+5		
1,2,3,7,8-Pentachlorodibenzo- <i>p</i> -dioxin			3.8 E+1	1.3 E+5		
1,2,3,4,7,8-Hexachlorodibenzo- <i>p</i> -dioxin			3.8 E+0	1.3 E+4		
1,2,3,6,7,8-Hexachlorodibenzo- <i>p</i> -dioxin			3.8 E+0	1.3 E+4		

Footnotes

- A see Appendix C
- BaP see benzo[*a*]pyrene TAC document
- C see Appendix E
- D Listed by ARB as “Particulate Matter from Diesel-Fueled Engines”; Scientific Review Panel unit risk “reasonable estimate” = 3.0 E-4 ($\mu\text{g}/\text{m}^3$)⁻¹. Range of unit risks in TAC document was 1.3 E-4 – 2.4 E-3 ($\mu\text{g}/\text{m}^3$)⁻¹.
- N1 Nickel refinery dust and nickel subsulfide are in Class A; nickel carbonyl is in Class B2
- N2 Nickel compounds are in Class 1; metallic nickel is in Class 2B
- NA not available
- NC not classified
- # [100 PCM fibers/m³]-1 ; see Appendix F
- * can be calculated using PEF factors contained in the benzo[*a*]pyrene TAC document
- P See PCB summary for risk categorization and TEF factors (Appendix C)

Source Key

- TAC Toxic Air Contaminant document, Office of Environmental Health Hazard Assessment (OEHHA)
- P65-S Standard Proposition 65 document, Reproductive and Cancer Hazard Assessment Branch, OEHHA
- IRIS Integrated Risk Information System, U.S. Environmental Protection Agency (US EPA)
- P65-E Expedited Proposition 65 document, Reproductive and Cancer Hazard Assessment Branch, OEHHA
- HS Air Toxics Hot Spots document, Air and Site Assessment and Climate Indicators Branch, OEHHA
- PHG Public Health Goal document, Pesticide and Environmental Toxicology Branch, OEHHA

Appendix A: Hot Spots Unit Risk and Cancer Potency Values

Updated May 2019

Chemical	Chemical Abstract Service (CAS) Number	Source	Unit Risk ($\mu\text{g}/\text{m}^3$) ⁻¹	Slope Factor ($\text{mg}/\text{kg}\cdot\text{day}$) ⁻¹	US EPA Class ^C	IARC Class ^C
1,2,3,7,8,9-Hexachlorodibenzo- <i>p</i> -dioxin	5120-73-19	TAC	3.8 E+0	1.3 E+4	B2	NC
1,2,3,4,6,7,8-Heptachlorodibenzo- <i>p</i> -dioxin			3.8 E-1	1.3 E+3		
1,2,3,4,6,7,8,9-Octachlorodibenzo- <i>p</i> -dioxin			1.1 E-2	3.9 E+1		
Chlorinated dibenzofurans ^A						
2,3,7,8-Tetrachlorodibenzofuran			3.8 E+0	1.3 E+4		
1,2,3,7,8-Pentachlorodibenzofuran			1.1 E+0	3.9 E+3		
2,3,4,7,8-Pentachlorodibenzofuran			1.1 E+1	3.9 E+4		
1,2,3,4,7,8-Hexachlorodibenzofuran			3.8 E+0	1.3 E+4		
1,2,3,6,7,8-Hexachlorodibenzofuran			3.8 E+0	1.3 E+4		
1,2,3,7,8,9-Hexachlorodibenzofuran			3.8 E+0	1.3 E+4		
2,3,4,6,7,8-Hexachlorodibenzofuran			3.8 E+0	1.3 E+4		
1,2,3,4,6,7,8-Heptachlorodibenzofuran			3.8 E-1	1.3 E+3		
1,2,3,4,7,8,9-Heptachlorodibenzofuran			3.8 E-1	1.3 E+3		
1,2,3,4,6,7,8,9-Octachlorodibenzofuran			1.1 E-2	3.9 E+1		
Chlorinated paraffins	108171-26-2	P65-E	2.5 E-5	8.9 E-2	NC	2B
Chloroform	67-66-3	TAC	5.3 E-6	1.9 E-2	B2	2B
4-Chloro- <i>o</i> -phenylenediamine	95-83-0	P65-E	4.6 E-6	1.6 E-2	NC	2B
<i>p</i> -Chloro- <i>o</i> -toluidine	95-69-2	P65-E	7.7 E-5	2.7 E-1	NC	2A
Chromium (hexavalent)	18540-29-9	TAC	1.5 E-1	5.1 E+2	A	1
(inhalation)						
(oral)		P65-S		4.2 E-1		
Chrysene ^{BaP}	218-01-9	TAC	1.1 E-5	3.9 E-2	B2	3
(inhalation)						
(oral)				1.2 E-1		
Creosote	8001-58-9	HS	*	*	B1	2A
<i>p</i> -Cresidine	120-71-8	P65-E	4.3 E-5	1.5 E-1	NC	2B
Cupferron	135-20-6	P65-E	6.3 E-5	2.2 E-1	NC	NC
2,4-Diaminoanisole	615-05-4	P65-E	6.6 E-6	2.3 E-2	NC	2B
2,4-Diaminotoluene	95-80-7	P65-E	1.1 E-3	4.0 E+0	NC	2B
Dibenz[<i>a,h</i>]acridine ^{BaP}	226-36-8	TAC	1.1 E-4	3.9 E-1	NC	2B
(inhalation)						
(oral)				1.2 E+0		
Dibenz[<i>a,j</i>]acridine ^{BaP}	224-42-0	TAC	1.1 E-4	3.9 E-1	NC	2B
(inhalation)						
(oral)				1.2 E+0		
Dibenz[<i>a,h</i>]anthracene ^{BaP}	53-70-3	P65-E	1.2 E-3	4.1 E+0	B2	2A
Dibenzo[<i>a,e</i>]pyrene ^{BaP}	192-65-4	TAC	1.1 E-3	3.9 E+0	NC	2B
(inhalation)						
(oral)				1.2 E+1		

Footnotes

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- N1 Nickel refinery dust and nickel subsulfide are in Class A; nickel carbonyl is in Class B2
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Appendix A: Hot Spots Unit Risk and Cancer Potency Values

Updated May 2019

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Dibenzo[<i>a,h</i>]pyrene ^{BaP}	(inhalation)	189-64-0	TAC	1.1 E-2	3.9 E+1	NC	2B
	(oral)				1.2 E+2		
Dibenzo[<i>a,i</i>]pyrene ^{BaP}	(inhalation)	189-55-9	TAC	1.1 E-2	3.9 E+1	NC	2B
	(oral)				1.2 E+2		
Dibenzo[<i>a,l</i>]pyrene ^{BaP}	(inhalation)	191-30-0	TAC	1.1 E-2	3.9 E+1	NC	2B
	(oral)				1.2 E+2		
7H-Dibenzo[<i>c,g</i>]carbazole ^{BaP}	(inhalation)	194-59-2	TAC	1.1 E-3	3.9 E+0	NC	2B
	(oral)				1.2 E+1		
1,2-Dibromo-3-chloropropane		96-12-8	P65-S	2.0 E-3	7.0 E+0	NC	2B
1,4-Dichlorobenzene		106-46-7	P65-S	1.1 E-5	4.0 E-2	NC	2B
3,3'-Dichlorobenzidine		91-94-1	P65-S	3.4 E-4	1.2 E+0	B2	2B
1,1-Dichloroethane		75-34-3	P65-E	1.6 E-6	5.7 E-3	C	NC
Diesel exhaust		NA	TAC	3.0 E-4 ^D	1.1 E+0	NC	2A
Diethylhexylphthalate		117-81-7	PETB	2.4 E-6	8.4 E-3	B2	2B
<i>p</i> -Dimethylaminoazobenzene		60-11-7	P65-E	1.3 E-3	4.6 E+0	NC	2B
7,12-Dimethylbenz[<i>a</i>]anthracene ^{BaP}		57-97-6	P65-E	7.1 E-2	2.5 E+2	NC	NC
1,6-Dinitropyrene ^{BaP}	(inhalation)	42397-64-8	TAC	1.1 E-2	3.9 E+1	NC	2B
	(oral)				1.2 E+2		
1,8-Dinitropyrene ^{BaP}	(inhalation)	42397-65-9	TAC	1.1 E-3	3.9 E+0	NC	2B
	(oral)				1.2 E+1		
2,4-Dinitrotoluene		121-14-2	P65-S	8.9 E-5	3.1 E-1	NC	2B
1,4-Dioxane		123-91-1	P65-S	7.7 E-6	2.7 E-2	B2	2B
Epichlorohydrin		106-89-8	P65-S	2.3 E-5	8.0 E-2	B2	2A
Ethylbenzene	(inhalation)	100-41-4	HS	2.5 E-6	8.7 E-3	D	2B
	(oral)				1.1 E-2		
Ethylene dibromide		106-93-4	TAC	7.1 E-5	2.5 E-1	B2	2A
Ethylene dichloride		107-06-2	TAC	2.1 E-5	7.2 E-2	B2	2B
Ethylene oxide		75-21-8	TAC	8.8 E-5	3.1 E-1	NC	1
Ethylene thiourea		96-45-7	P65-E	1.3 E-5	4.5 E-2	UR	2B
Formaldehyde		50-00-0	TAC	6.0 E-6	2.1 E-2	B1	2A
Hexachlorobenzene		118-74-1	P65-S	5.1 E-4	1.8 E+0	B2	2B
Hexachlorocyclohexanes (technical grade)		608-73-1	P65-S	1.1 E-3	4.0 E+0	B2	2B
Hydrazine	(inhalation)	302-01-2	IRIS	4.9 E-3	1.7 E+1	B2	2B
	(oral)				3.0 E+0		

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 C see Appendix E
 D Listed by ARB as “Particulate Matter from Diesel-Fueled Engines”; Scientific Review Panel unit risk “reasonable estimate” = 3.0 E-4 ($\mu\text{g}/\text{m}^3$)⁻¹. Range of unit risks in TAC document was 1.3 E-4 – 2.4 E-3 ($\mu\text{g}/\text{m}^3$)⁻¹.
 N1 Nickel refinery dust and nickel subsulfide are in Class A; nickel carbonyl is in Class B2
 N2 Nickel compounds are in Class 1; metallic nickel is in Class 2B
 NA not available
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Updated May 2019

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Indeno[1,2,3- <i>cd</i>]pyrene ^{BaP}	(inhalation)	193-39-5	TAC	1.1 E-4	3.9 E-1	B2	2B
	(oral)				1.2 E+0		
Lead and lead compounds	(inhalation)	7439-92-1	TAC	1.2 E-5	4.2 E-2	B2	2B
	(oral)				8.5 E-3		
Lindane		58-89-9	P65-S	3.1 E-4	1.1 E+0	NC	2B
Methyl <i>tert</i> -butyl ether (MTBE)		1634-04-4	HS	2.6 E-7	1.8 E-3	NC	3
3-Methylcholanthrene ^{BaP}		56-49-5	P65-E	6.3 E-3	2.2 E+1	NC	NC
5-Methylchrysene ^{BaP}	(inhalation)	3697-24-3	TAC	1.1 E-3	3.9 E+0	NC	2B
	(oral)				1.2 E+1		
4, 4'-Methylene bis(2-chloroaniline) (MOCA)		101-14-4	P65-E	4.3 E-4	1.5 E+0	NC	2A
Methylene chloride		75-09-2	TAC	1.0 E-6	3.5 E-3	B2	2B
4,4'-Methylenedianiline		101-77-9	P65-E	4.6 E-4	1.6 E+0	NC	2B
Michler's ketone		90-94-8	P65-E	2.5 E-4	8.6 E-1	NC	NC
Naphthalene		91-20-3	HS	3.4 E-5	1.2 E-1	NC	2B
Nickel (and compounds)		7440-02-0	TAC	2.6 E-4	9.1 E-1	A, B2 ^{N1}	1,2B ^{N2}
5-Nitroacenaphthene ^{BaP}		602-87-9	P65-E	3.7 E-5	1.3 E-1	NC	2B
6-Nitrochrysene ^{BaP}	(inhalation)	7496-02-8	TAC	1.1 E-2	3.9 E+1	NC	2B
	(oral)				1.2 E+2		
2-Nitrofluorene ^{BaP}	(inhalation)	607-57-8	TAC	1.1 E-5	3.9 E-2	NC	2B
	(oral)				1.2 E-1		
1-Nitropyrene ^{BaP}	(inhalation)	5522-43-0	TAC	1.1 E-4	3.9 E-1	NC	2B
	(oral)				1.2 E+0		
4-Nitropyrene ^{BaP}	(inhalation)	57835-92-4	TAC	1.1 E-4	3.9 E-1	NC	2B
	(oral)				1.2 E+0		
N-Nitrosodi- <i>n</i> -butylamine		924-16-3	P65-S	3.1 E-3	1.1 E+1	B2	2B
N-Nitroso-N-methylethylamine		10595-95-6	IRIS	6.3 E-3	2.2 E+1	B2	2B
N-Nitrosodi- <i>n</i> -propylamine		621-64-7	IRIS	2.0 E-3	7.0 E+0	B2	2B
N-Nitrosodiethylamine		55-18-5	P65-S	1.0 E-2	3.6 E+1	B2	2A
N-Nitrosodimethylamine		62-75-9	P65-S	4.6 E-3	1.6 E+1	B2	2A
N-Nitrosodiphenylamine		86-30-6	P65-S	2.6 E-6	9.0 E-3	B2	3
<i>p</i> -Nitrosodiphenylamine		156-10-5	P65-E	6.3 E-6	2.2 E-2	NC	3
N-Nitrosomorpholine		59-89-2	P65-E	1.9 E-3	6.7 E+0	NC	2B
N-Nitrosopiperidine		100-75-4	P65-E	2.7 E-3	9.4 E+0	NC	2B
N-Nitrosopyrrolidine		930-55-2	IRIS	6.0 E-4	2.1 E+0	B2	2B
Pentachlorophenol		87-86-5	P65-S	5.1 E-6	1.8 E-2	B2	2B

Footnotes

- A see Appendix C
 BaP see benzo[*a*]pyrene TAC document
 C see Appendix E
 D Listed by ARB as "Particulate Matter from Diesel-Fueled Engines"; Scientific Review Panel unit risk "reasonable estimate" = 3.0 E-4 ($\mu\text{g}/\text{m}^3$)⁻¹. Range of unit risks in TAC document was 1.3 E-4 – 2.4 E-3 ($\mu\text{g}/\text{m}^3$)⁻¹.
 N1 Nickel refinery dust and nickel subsulfide are in Class A; nickel carbonyl is in Class B2
 N2 Nickel compounds are in Class 1; metallic nickel is in Class 2B
 NA not available
 NC not classified
 # [100 PCM fibers/m³]-1 ; see Appendix F
 * can be calculated using PEF factors contained in the benzo[*a*]pyrene TAC document
 P See PCB summary for risk categorization and TEF factors (Appendix C)

Source Key

- TAC Toxic Air Contaminant document, Office of Environmental Health Hazard Assessment (OEHTA)
 P65-S Standard Proposition 65 document, Reproductive and Cancer Hazard Assessment Branch, OEHTA
 IRIS Integrated Risk Information System, U.S. Environmental Protection Agency (US EPA)
 P65-E Expedited Proposition 65 document, Reproductive and Cancer Hazard Assessment Branch, OEHTA
 HS Air Toxics Hot Spots document, Air and Site Assessment and Climate Indicators Branch, OEHTA
 PHG Public Health Goal document, Pesticide and Environmental Toxicology Branch, OEHTA

Appendix A: Hot Spots Unit Risk and Cancer Potency Values

Updated May 2019

Chemical	Chemical Abstract Service (CAS) Number	Source	Unit Risk ($\mu\text{g}/\text{m}^3$) ⁻¹	Slope Factor ($\text{mg}/\text{kg}\cdot\text{day}$) ⁻¹	US EPA Class ^C	IARC Class ^C
Perchloroethylene (inhalation)	127-18-4	TAC	6.1 E-6	2.1 E-2	NC	2A
(oral)		P65-S		5.1 E-2		
Polychlorinated biphenyls (PCBs) (high risk) ^P	1336-36-3	IRIS	5.7 E-4	2.0 E+0	B2	2A
(for use with unspeciated (low risk) ^P)			1.1 E-4	4.0 E-1		
PCB mixtures (lowest risk) ^P			1.1 E-4	4.0 E-1		
			2.0 E-5	7.0 E-2		
(for use where measurements or estimates are available for PCB congeners) ^P						
PCB 77 3,3',4,4'-TCB			3.8 E-3	1.3 E+1		
PCB 81 3,4,4',5-TCB			1.1 E-2	3.9 E+1		
PCB 105 2,3,3',4,4'-PeCB			1.1 E-3	3.9 E+0		
PCB 114 2,3,4,4',5-PeCB			1.1 E-3	3.9 E+0		
PCB 118 2,3',4,4',5-PeCB			1.1 E-3	3.9 E+0		
PCB 123 2',3,4,4',5-PeCB			1.1 E-3	3.9 E+0		
PCB 126 3,3',4,4',5-PeCB			3.8 E+0	1.3 E+4		
PCB 156 2,3,3',4,4',5-HxCB			1.1 E-3	3.9 E+0		
PCB 157 2,3,3',4,4',5'-HxCB			1.1 E-3	3.9 E+0		
PCB 167 2,3',4,4',5,5'-HxCB			1.1 E-3	3.9 E+0		
PCB 169 3,3',4,4',5,5'-HxCB			1.1 E+0	3.9 E+3		
PCB 189 2,3,3',4,4',5,5'-HpCB			1.1 E-3	3.9 E+0		
Potassium bromate	7758-01-2	P65-E	1.4 E-4	4.9 E-1	NC	2B
1,3-Propane sultone	1120-71-4	P65-E	6.9 E-4	2.4 E+0	NC	2B
Propylene oxide (inhalation)	75-56-9	IRIS	3.7 E-6	1.3 E-2	B2	2B
(oral)				2.4 E-1		
<i>Tertiary</i> -butyl acetate (inhalation)	540-88-5	HS	1.3 E-6	4.7 E-3	NC	NC
(oral)				5.0 E-3		
1,1,2,2-Tetrachloroethane	79-34-5	IRIS	5.8 E-5	2.0 E-1	C	3
Thioacetamide	62-55-5	P65-E	1.7 E-3	6.1 E+0	NC	2B
2,4-Toluene diisocyanate	584-84-9	P65-E	1.1 E-5	3.9 E-2	NC	2B
2,6-Toluene diisocyanate	91-08-7	P65-E	1.1 E-5	3.9 E-2	NC	2B
1,1,2-Trichloroethane (vinyl trichloride)	79-00-5	IRIS	1.6 E-5	5.7 E-2	C	3
Trichloroethylene (inhalation)	79-01-6	TAC	2.0 E-6	7.0 E-3	NC	2A
(oral)		P65-S		1.5 E-2		
2,4,6-Trichlorophenol	88-06-2	P65-S	2.0 E-5	7.0 E-2	B2	2B
Urethane	51-79-6	P65-S	2.9 E-4	1.0 E+0	NC	2B
Vinyl chloride	75-01-4	TAC	7.8 E-5	2.7 E-1	NC	1

Footnotes

- A see Appendix C
 BaP see benzo[*a*]pyrene TAC document
 C see Appendix E
 D Listed by ARB as “Particulate Matter from Diesel-Fueled Engines”; Scientific Review Panel unit risk “reasonable estimate” = 3.0 E-4 ($\mu\text{g}/\text{m}^3$)⁻¹. Range of unit risks in TAC document was 1.3 E-4 – 2.4 E-3 ($\mu\text{g}/\text{m}^3$)⁻¹.
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 P65-E Expedited Proposition 65 document, OEHHHA
 HS Air Toxics Hot Spots document, Air and Site Assessment and Climate Indicators Branch, OEHHHA *et al.*
 PETB Public Health Goal document, Pesticide and Environmental Toxicology Branch, OEHHHA



Mobility Plan 2035

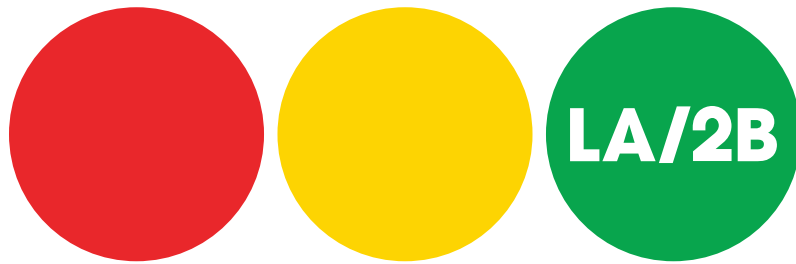
An Element of the General Plan

February 2015 - Draft



Los Angeles Department of City Planning

LOS ANGELES DEPARTMENT OF CITY PLANNING



The road ahead.

ACKNOWLEDGMENTS

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Introduction + Orientation Chapter

Introduction

Los Angeles has historically been a bustling center where people from all over the world have come to explore the possibilities this city has to offer. For the 3.8 million who have made it their home; they have given this city its unique identity comprised of distinct neighborhoods. Numerous places to go, things to do, warm weather, and a strong economic base all contribute to making Los Angeles a great place to live and work in. A city as diverse as Los Angeles requires a transportation system that offers equally diverse and viable mobility choices to accommodate all.

Mobility Plan 2035 (Plan) provides the policy foundation for achieving a transportation system that balances the needs of all road users. As an update to the City's General Plan Transportation Element (last adopted in 1999), Mobility Plan 2035 incorporates "Complete Streets" principles and lays the policy foundation for how future generations of Angelenos interact with their streets.

In 2008, the California State Legislature adopted AB 1358, The Complete Streets Act, which requires local jurisdictions to, "plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways, defined to include motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation, in a manner that is suitable to the rural, suburban or urban context."

The City's transportation system will continue to evolve to fit the context of the time and situation. Today, we are faced with environmental constraints, public health issues, and some of the longest traffic delays in the nation. The way Mobility Plan 2035 addresses these issues through policy initiatives today will set the stage for the way we move in the future.

Mobility Plan 2035 includes goals that define the City's high-level mobility priorities. Each of the goals contains objectives (targets used to help measure

the progress of the Plan) and policies (broad strategies that guide the City's achievement of the Plan's five goals):

1. Safety First
2. World Class Infrastructure
3. Access for All Angelenos
4. Collaboration, Communication and Informed Choices
5. Clean Environments

“Complete streets” take into account the many community needs that streets fulfill. Streets do not just move people from one location to another. They provide a space for people to recreate, exercise, conduct business, engage in community activities, interact with their neighbors, and beautify their surroundings. Complete streets offer safety, comfort, and convenience for all users regardless of age, ability or means of transportation. They also lead to other public benefits, including improved transportation, a cleaner environment, and healthier neighborhoods.

- Los Angeles City Council Motion, Jan. 28, 2014

Key Policy Initiatives:

- Lay the foundation for a network of Complete Streets and establish new Complete Street standards that will provide safe and efficient transportation for pedestrians (especially for vulnerable users such as children, seniors and the disabled), bicyclists, transit riders, and car and truck drivers
- Consider the strong link between land use and transportation
- Embed equity into the transportation policy framework and into project implementation
- Target greenhouse gas reductions through a more sustainable transportation system
- Promote “first mile-last mile” connections
- Improve interdepartmental and interagency communications and coordination with respect to street design and maintenance
- Identify potential funding options for regular street maintenance as well as infrastructure changes
- Increase the use of technology (applications, real time transportation information) and wayfinding to expand awareness of and access to parking options and a host of multi-modal options (car share, bicycle share, car/van pool, bus and rail transit, shuttles, walking, bicycling, driving)
- Expand the role of the street as a public place
- Increase the role of low-tech “green street” solutions to treat and infiltrate stormwater

Plan Organization

Mobility 2035 is organized into eight chapters. Each chapter is further organized into sections that address specific topics described below. The 2010 Bicycle Plan goals and policies have been folded into the Mobility Plan to reflect a commitment to a multi-modal viewpoint. Bicycle Plan programs have been incorporated into Chapter 6: Action Plan.

Introduction and Orientation. This initial Chapter describes the role of the Mobility Plan and provides a brief timeline of transportation. The chapter also outlines the Plan's five goals, highlights the Plan's organizational format, describes the Plan's relationship to the City's General Plan as well as plans developed by other City agencies and regional jurisdictions and includes a glossary of transportation terms.

Chapter 1: Safety First focuses on topics related to crashes, speed, protection, security, safety, education, and enforcement.

Chapter 2: World Class Infrastructure focuses on topics related to the Complete Streets Network (walking, bicycling, transit, vehicles, green streets, goods movement), Great Streets, Bridges, Street Design Manual, and the smart investments needed to get there.

Chapter 3: Access for All Angelenos focuses on topics related to affordability, accessibility, land use, operations, reliability, transportation demand management and community connections .

Chapter 4: Informed Choices focuses on topics related to real-time information, open source data, transparency, monitoring, reporting, emergency response, departmental and agency cooperation and data base management.

Chapter 5: Clean Environments and Healthy Communities focuses on topics related to the environment, health, benefits of active transportation, clean air, clean fuels and fleets and open street events.

Chapter 6: Action Plan describes the various actions that, funding and staff permitting, will be prioritized for implementation. The actions are organized into the following 15 categories: Communication, Data & Analysis, Education, Enforcement, Engineering, Funding, Legislation, Maintenance, Management, Operations, Parking/Loading, Planning and Land Use, Public Space, Schools, Support Features.

Chapter 7: Mobility Atlas contains a collection of maps that establishes street designations, classifications, and modal priorities. It tells a visual narrative of where the City's transportation system is now and where it plans to go in 2035. Maps include:

Highways and Freeways Map: Depicts the designated street classifications within the City of Los Angeles and constitutes the official Highways and Freeways Maps of the General Plan. Collector streets are designated and depicted in the Community Plans, consistent with General Plan standards and criteria.

Scenic Highways Map: Depicts streets classified as Scenic Highways within the City of Los Angeles which merit special controls for protection and enhancement of scenic resources. Scenic Highway Guidelines (for those designated scenic highways for which there is no adopted scenic corridor plan) are presented in the appendices of this Plan.

Goods Movement: Depicts the existing freight movement facilities

(including the major intermodal terminals: LAX, Van Nuys Airport, Port of Los Angeles) and oil pipelines.

Enhanced Network Maps: Depicts multiple networks of streets prioritized for bicycle, transit, and vehicle movement, named Bicycle Enhanced Network, Transit Enhanced Network, and Vehicle

Enhanced Network respectively. A Pedestrian Enhanced District maps is also established calling out zones along arterial streets important to pedestrian movement. A Neighborhood Enhanced Network is also established that calls out neighborhood streets that can provide a calm and safe environment for walking and biking.

Implementation of the Plan

The Plan identifies goals, objectives, policies, and action items (programs and projects) that serve as guiding tools for making sound transportation decisions as the City matures and evolves. As a part of the General Plan, this Plan is also the basis for land use decisions and findings by the City Planning Commissions, other boards and commissions, and the City Council.

Like most long-term planning documents it is not expected that all of the goals and objectives will be met nor will all of the policies and action items be completed. Instead, this Plan is both a working guide and a reference document.

The Plan is intended to help the City and other agencies contemplate future actions such as transportation infrastructure improvements and open street events. The policies located throughout the Plan are interrelated and should be examined comprehensively when making planning decisions.

This Plan reflects the ideas and challenges that the City foresees in the future- from its perspective today.

New Street Classifications

Street design standards play a vital role in shaping the look and feel of the City's neighborhoods. Currently, LA's street standards focus solely on moving vehicles. In order to implement the City's vision of a multi-modal transportation system, Mobility Plan 2035 includes a comprehensive revision of the City's Standard Street Dimensions (S-470 Standard Plan). The new standards detailed in the Complete Streets Manual will result in streets that better serve all users and needs. In the interest of

protecting our built environment (and mostly living within our current right-of-way), all of the City's arterial streets have been reclassified according to the new system, which includes five categories of arterial streets: Boulevard I, Boulevard II, Avenue I, Avenue II and Avenue III (from widest to narrowest). See Highways and Freeways Map. The former functional classification nomenclature will still remain for reference purposes.

STREET DESIGNATIONS AND STANDARD ROADWAY DIMENSIONS

Previous Designation	Previous Designated Dimensions	Example of Previous Built Dimensions	New Designation(s)	New Designated Dimensions (right-of-way/(Right-of-Way/Roadway widths, feet) Roadway widths, feet)
Major Highway Class I	(126/102)	(126/102)	Boulevard I	(136/100)
		(110/80)	Boulevard II	(110/80)
Major Highway Class II	(104/80)	(104/80)	Boulevard II	(110/80)
		(100/70)	Avenue I	(100/70)
		(86/56)	Avenue II	(86/56)
Secondary Highway (90/70)	(90/70)	Avenue I	(100/70)	
		(86/56)	Avenue II	(86/56)
		(72/46)	Avenue III	(72/46)
		(66/40)	Collector Street	(66/40)
Collector Street	(64/44)	(64/44)	Collector Street	(66/40)
Industrial Collector Street	(64/48)	(64/48)	Industrial Collector Street	(68/48)
Local Street	(60/36)	(60/36)	Local Street - Continuous	(60/36)
		(50/30)	Local Street - Non-Continuous	(50/30)
Industrial Local	(60/44)	(60/44)	Industrial Local	(64/44)
Standard Walkway	10	10	Pedestrian Walkway	(10-25)
	(New Designation)		Shared Street	(30' / 10')
	(New Designation)		Stormwater Greenway	(Variable/15+)
	(New Designation)		Access Roadway	(20 right-of-way)
Service Road	20	Various	One-Way Service Road - Adjoining Arterial Streets	(28-35/12 or 18)
			Bi-Directional Service Road - Adjoining Arterial Streets	(33-41/20 or 28)
Hillside Collector	(50/40)	(50/40)	Hillside Collector	(50/40)
Hillside Local	(44/36)	(44/36)	Hillside Local	(44/36)
Hillside Limited	(36/26)	(36/26)	Hillside Limited	(36/26)

Background

The City of Los Angeles has grown from its modest size of 50,000 people and 28 square miles in 1890, to 3.8 million people and 468 square miles today. The City’s population is projected to increase to 4.3 million people by 2035, according to SCAG regional growth projections. Collectively, Los Angeles, Anaheim, and Long Beach rank as one of the nation’s top economic powerhouses¹. A robust transportation system that offers multiple options and quality infrastructure will be crucial to achieving and maintaining economic prosperity, especially in a city and region so large and expansive. In addition to being the second largest city in the country, Los Angeles is also the most diverse. Meeting the transportation and mobility needs of such a varied, growing population requires a comprehensive package of transportation strategies.

Distance, weather, comfort, time, and costs usually dictate our mode of travel.

But whether we walk, bike, board a bus/train/taxi, drive a car, or fly on an airplane, we rely on transportation to get us where we want to go. Today, the LA County region travel distribution for all trips look like the table below:

Not only does transportation move people from one place to another, but it also moves goods and materials. Cargo ships and airplanes deliver products made in far flung places to our harbor and airport, freight rail and large semi-trailers distribute goods to warehouse distribution points, and local delivery trucks bring these goods to our home and work places. The multifaceted nature of our goods movement industry keeps our economy humming by not only delivering goods to retail businesses for our consumption, but also providing bountiful employment opportunities in the logistics sector.

While Los Angeles’ reputation as a car culture is not unfounded, this legacy has often ignored the early and continued presence of pedestrians, bicyclists, trains, streetcars, and delivery trucks traveling throughout the City (see timeline on

¹ The Los Angeles-Long Beach-Anaheim Metropolitan region ranked as #2 in GDP with \$765 billion; U.S. Dept of Commerce, Bureau of Economic Analyses (2012). GDP-by-Metropolitan-Area Statistics.

Distribution of All Trips by Mode within Trip Length in LA County

MEANS OF TRAVEL	DISTANCE NOT REPORTED	LESS THAN 1 MILE	1-2 MILES	2-3 MILES	≥ 3 MILES	DISTRIBUTION BY MODE
PRIVATE VEHICLE	57.0%	36.2%	75.8%	87.7%	91.8%	74.8%
SHARED RIDE	40.1%	21.4%	44.6%	50.0%	47.6%	41.1%
DRIVE ALONE	16.9%	14.7%	31.3%	37.7%	44.3%	33.8%
WALK	8.4%	59.1%	17.1%	6.6%	1.3%	17.6%
TRANSIT	28.2%	2.1%	2.6%	4.0%	5.0%	5.0%
BIKE	1.5%	2.1%	3.1%	1.1%	0.7%	1.4%
OTHER	5.0%	0.6%	1.4%	0.6%	1.2%	1.2%
ALL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

2009 National Household Travel Survey (NHTS)

subsequent pages). The popularity of each of these other transportation modes has varied over time, as economics and lifestyle preferences continually change. However, for today (2015) and for the foreseeable future (2035), a transportation system that offers multiple modal choices (with respect to time, cost, convenience, energy, etc.) will foster a culture of smarter, better informed road users.

For many, the car is the only viable form of transportation and this Plan acknowledges the necessary and continued investments that are needed to maintain our roadways. Likewise, there are many who cannot, or desire not to, use a car every day. This Plan therefore, also acknowledges the necessary and continued investments that are needed to improve the variety of safe, comfortable, and viable transportation choices.

Even a relatively minor incremental shift in mode choice can yield large rewards. Cars and trucks contribute to 40% of greenhouse gas emissions. Therefore, reductions in vehicle miles traveled (VMT) will reduce the amount of carbon emissions and improves the region's air quality. Safer and more comfortable streets that encourage the use of active transportation (biking, walking) can improve a person's overall health.

This Plan recognizes the importance of our City's streets as the lifeblood of our health and economy and seeks to prioritize resources to transform and maintain our streets as Complete Streets that serve all users, now and into the future.

This evolution will not happen overnight. Upgrading technology and modifying or adapting street and/or rail infrastructure is not easy or cheap. It is an aspiration that we are setting for future generations.

Key Forces Influencing Shifts in Mobility Planning

Changing Demographics

This plan responds to changing demographics, a younger population desirous of safe and accessible active transportation options (bike, walk), a growing number of residents and employees seeking alternatives to the car, and an aging population that may need to rely more and more on transportation alternatives to the automobile. In 2030, senior citizens will make up one fifth of LA County's population. This older population (as well as children and the disabled) will benefit from longer pedestrian crossing times, shorter street crossing distances, wider, shaded sidewalks, street benches, and separated bicycle facilities. In droves

today's teens are delaying getting their drivers' license. According to a 2012 survey, 56% of respondents did not get their license within one year of being age-eligible and only 54 percent had acquired their license before turning 18 years old². When they do get their drivers' license they are driving fewer miles than previous generations did at the same age. Young people between the ages of 16 and 34 drove 23 percent fewer miles on average in 2009 than they did previously in 2001³. Fewer of today's households

² <http://newsroom.aaa.com/wp-content/uploads/2013/07/Teens-Delay-Licensing-FTS-Report.pdf>

³ <http://uspig.org/sites/pirg/files/reports/A%20New%20Direction%20vUS.pdf>

have two cars as more are deciding (for financial and/or environmental reasons) to get by with one car or less.

Transportation, Health and Land Use Connection

Information is also becoming increasingly available regarding the relationship between the built environment, health, and the economy. Improved urban design (wider sidewalks, street trees, street lighting, parking design, less

parking, and better access to transit) increases both the utilization of active transportation modes and spurs community interaction, which in turn can improve the health of an area’s residents and increases economic activity.

Technology

Technology is also dramatically altering the way we think about travel and our relationship with streets. Technology permits us to attend a meeting remotely, and bypass the morning’s commute thereby reducing a trip. Increasingly, new transportation network companies are using mobile technology to connect ordinary drivers with passengers needing a ride. Car sharing companies

provide easy, temporary access to a rental car. Both of these new options offer a convenient and cost-effective alternative to buying and owning a car. Increasingly, technology informs us about real-time travel options so that tomorrow’s trip decisions can be aided by information as to the cost, length of trip, health benefits, departure and arrival time of multiple transportation options.

Streets as Places






In today’s cities, streets not only facilitate movement but also to provide “places” to gather, to congregate, to sit, to watch, and to interact. This expanded definition has fundamentally changed our relationship with streets and will factor into future transportation discussions. The success of CicLAvia, coupled with the desire for improved sidewalks and

more public gathering spaces speaks to the community’s increasing interest in using their streets for more than just transportation. Streets are the City’s public face, the places that connect us to work, entertainment, shopping, recreation, and each other. Complete street policies will help carve out a new vision for how we think about streets.

L.A. Mobility Timeline

1850-1900

The timeline is divided into three sections: early years up to the adoption of the 1999 Transportation Element, years following adoption to the present, and future of the City/regional transportation system.

- Historical Event
- Project
- Legislation
- Plan or Study
-  Active
-  Multi-modal
-  Rail
-  Roads/vehicles
-  Transit



1900-1950

- Historical Event
- Project
- Legislation
- Plan or Study
- Active
- Multi-modal
- Rail
- Roads/vehicles
- Transit

1900

- 1901
- 1902
- 1903
- 1904
- 1905
- 1906
- 1907
- 1908
- 1909

1902 Henry E. Huntington's Pacific Electric trolley line begins service from downtown Los Angeles to Long Beach, along the path of today's Metro Blue Line.



1910

- 1911
- 1912
- 1913
- 1914
- 1915
- 1916
- 1917
- 1918
- 1919

1907 Subdivision Map Act enacted, giving the City legal authority to exact land dedications for street rights-of-way.

1907 A 100 mile-per-hour monorail running from Pasadena to Santa Monica is proposed; the idea does not get beyond the planning stage.

1907 Port of Los Angeles officially founded with the creation of the Los Angeles Board of Harbor Commissioners. That year, the Port handled \$2 million worth of cargo. In 2012, the Port handled more than \$280 billion worth of cargo.

1915 "Jitneys," automobiles operated by private citizens, offer customers flexible service and routes, threatening the business of fixed rail lines.



1920

- 1921
- 1922
- 1923
- 1924
- 1925
- 1926
- 1927
- 1928
- 1929

1923 State approves first gas tax to fund maintenance and construction of state and county roads.

1923 First gasoline-fueled buses in the city introduced by the People's Motor Bus Company.

1924 Rapidly growing automobile ownership leads to increasing congestion and conflicts with streetcars. In response, a private group commissions the "Major Traffic Street Plan" by renowned city planners Frederick Law Olmsted, Jr., Charles H. Cheney, and Harland Bartholomew.

1925 City adopts its first traffic sign and signal plan.

1925 Huntington introduces the city's first subway, the Hollywood Subway.



1930

- 1931
- 1932
- 1933
- 1934
- 1935
- 1936
- 1937
- 1938
- 1939

1925 United States Highway System establishes the first nationwide system of standardized routes.

1928 The city's first airport opens on a 640-acre bean field in Westchester. Today, LAX is the sixth busiest airport in the world and third busiest in the United States, serving 64 million passengers per year.

1939 Union Station opens.



1940

- 1941
- 1942
- 1943
- 1944
- 1945
- 1946
- 1947
- 1948
- 1949

1940 California's first non-toll highway, or "freeway," completed, the six-mile Arroyo Seco Parkway (later renamed the Pasadena Freeway).

1945 The Pacific Electric has its peak ridership, and is the world's largest electric rail system, with 1,164 miles of track serving 125 cities throughout Southern California.

1947 Following a severe "smog attack" in 1943, the Los Angeles County Board of Supervisors establishes the nation's first air pollution control program.

1947 The City enacts its first parking requirements, requiring residential units to provide at least one off-street parking spot.



1950

1950-1975

- Historical Event
- Project
- Legislation
- Plan or Study
- Active
- Multi-modal
- Rail
- Roads/vehicles
- Transit

1950

1951 **1951** Los Angeles County Metropolitan Transit Authority (LAMTA) established.

1952

1953 **1953** Four-level interchange is completed, a marvel of civil engineering, connecting the Hollywood, Pasadena, and Harbor Freeways.

1954

1955

1956 **1956** President Eisenhower signs the Federal-Aid Highway Act of 1956, establishing the Highway Trust Fund and spurring a national wave of highway building.

1957

1958

1959 **1959** City adopts the Highway and Freeways Element, the first transportation element to be included in the City's general plan. The element focuses on expanding the transportation network through investments in highway and freeway infrastructure.

1960

1961

1962

1963 **1963** Undercut by buses and private automobiles, the Pacific Electric discontinues service on its last remaining line, from Los Angeles to Long Beach.

1964

1965

1966

1967

1968

1969

1970

1970 Congress enacts an expanded Clean Air Act and creates the Environmental Protection Agency to administer it.

1970 National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) enacted.

1971

1972

1972 Federal Clean Water Act enacted.

1972 Acknowledging shifting priorities, the state legislature establishes the California Department of Transportation (aka Caltrans) to replace the Division of Highways. The new agency is charged with planning and implementing a multi-modal transportation system.

1973

1974

1974 Voters approve a measure allowing gas tax revenue to be used for non-highway projects for the first time. The federal Urban Mass Transit Administration allocates funds for multimodal regional transit systems.

1975



22



23



24








25



26

1975-2000

- Historical Event
- Project
- Legislation
- Plan or Study
-  Active
-  Multi-modal
-  Rail
-  Roads/vehicles
-  Transit



2000-2010

- Historical Event
- Project
- Legislation
- Plan or Study
- Active
- Multi-modal
- Rail
- Roads/vehicles
- Transit

2000 — **2000** Metro's Rapid Bus Service pilot program begins.



2001

2002 — **2002** The Alameda Corridor begins operations, linking the ports of Long Beach and Los Angeles to rail yards near downtown LA via a 20-mile-long, below-grade "rail expressway." The Corridor reduces the share of cargo moved by truck on the 710 freeway, thereby reducing congestion and emissions.

2003 — **2003** Metro's Gold Line begins operation from Union Station to Sierra Madre Villa.



2004

2005 — **2005** Metro's Orange Line bus rapid transit (BRT) service begins, connecting North Hollywood to Warner Center. The 14-mile busway is a less expensive alternative to fixed-rail transit.



2006 — **2006** AB 32 (the California Global Warming Solutions Act) enacted, setting a statewide target of reducing greenhouse gas emissions to 80 percent below 1990 levels by 2050.

2007 — **2007** Low Carbon Fuel Standard established, setting a target of reducing the carbon intensity of fuels sold in California by at least 10 percent by 2020.

2008 — **2008** SB 375 (Sustainable Communities Strategy) adopted, requiring regional planning that links transportation with land use, as a strategy for meeting the state's greenhouse gas reduction goals.

2008 Los Angeles County voters pass Measure R with a two-thirds majority, implementing a half-cent sales tax to finance various transportation improvements in the region.

2008 AB 1358 (Complete Streets Act) signed into law, requiring all cities and counties to account for all roadway users when updating transportation plans.

2009

2010 — The City adopts its third bicycle plan, the most ambitious to date in its commitment to bikeways.



2010 — The first CicLAvia event takes place, opening up streets in downtown Los Angeles to all modes of non-motorized transportation for a single day.

2010-2020

- Historical Event
- Project
- Legislation
- Plan or Study
- 🚲 Active
- 🚶 Multi-modal
- 🚊 Rail
- 🚗 Roads/vehicles
- 🚝 Transit

2010

2011

2011 Metro Gold Line extension from Union Station to Atlantic Station opens. 🚝

2012 The California Air Resources Board (CARB) approves the **Advanced Clean Cars** program, setting targets for adoption of zero-emission vehicles. 🚗

2012 Initial phase of Metro's Expo Line opens, connecting Downtown Los Angeles to Culver City. 🚝

2012 Metro's Orange Line is extended to Northridge (Chatsworth Station). 🚝

2013 The **Greenway 2020** campaign launches, with the vision of a continuous, 51-mile greenway adjacent to the Los Angeles River. 🚲

2013 The City adopts a **Bicycle Parking Ordinance**, requiring development projects to provide bike parking and allowing reductions in required vehicular parking. 🚲

2013 ExpressLanes/High Occupancy Tolling (HOT) begin on the I-110 and I-10. 🚗

2013 Lyft, Uber, Sidecar and other ridesharing services launch in Los Angeles. 🚗

2014 **Wilshire Bus Rapid Transit**: 12.5 miles along Wilshire Blvd. from Valencia St. to Santa Monica at Centinela Ave.

2014 **I-405 Sepulveda Pass Improvements**: Add 10 miles of HOV lanes, improve ramps, bridges, sound walls on I-405

2015 Expected completion of the City's **first protected bike lanes (cycle tracks)** along sections of the 4.5-mile **MyFigueroa Project**. 🚲

2015 Expected adoption of the City's new **Mobility Element**. Expected adoption of the **Westside Mobility Plan**, a transportation blueprint for the Westside. Expected adoption of the **Transit Neighborhood Plans** for the Exposition and Crenshaw/LAX Lines. 🚶

2015

2015 Expected completion of **Phase 2 of the Expo Line**, extending from Culver City to Santa Monica. 🚝

2016 Expected completion of **Phase 2a of the Gold Line Foothill Extension**, from Pasadena to Azusa. 🚝

2017

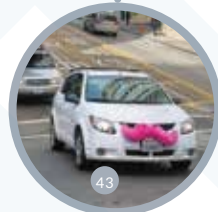
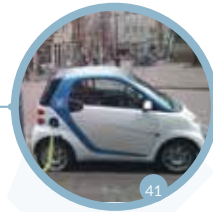
2018

2019

2019 Expected completion of the **Crenshaw/LAX Line**, connecting the Expo and Green Lines via LAX. 🚝

2020

2020 Planned completion of the **Regional Connector**, providing a one-seat ride for travel across Los Angeles County. 🚝



Sources:

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3. Los Angeles Public Library Photo Collection
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40. Photo by Melissa Wall
41. Ludovic Hirlimann
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43. Photo by Sergio Ruiz

Projects and Future Milestones with Unknown Timelines or Completion Dates

- **'Gold Line Foothill Extension.** Will extend the existing Gold Line to Montclair. The current extension to Azusa will be completed in 2016; however a timeline has not been released for the phases to Montclair and the Ontario Airport.
- **'Bike Share.** Regional Metro Bike Share Program is being explored
- **'Sepulveda Pass Corridor.** Metro is studying various modal alternatives for the regional transportation corridor.
- **Purple Line Extension** Metro plans to extend the purple line to the westside, phase 1 2023. 🚝
- **California High Speed Rail (CAHSR).** The system would transport passengers between Los Angeles and San Francisco in under three hours.
- Airport Metro Connector.** Extension of the Green line to connect to LAX.

Mobility by the Numbers

Sources found in Appendix A

The City

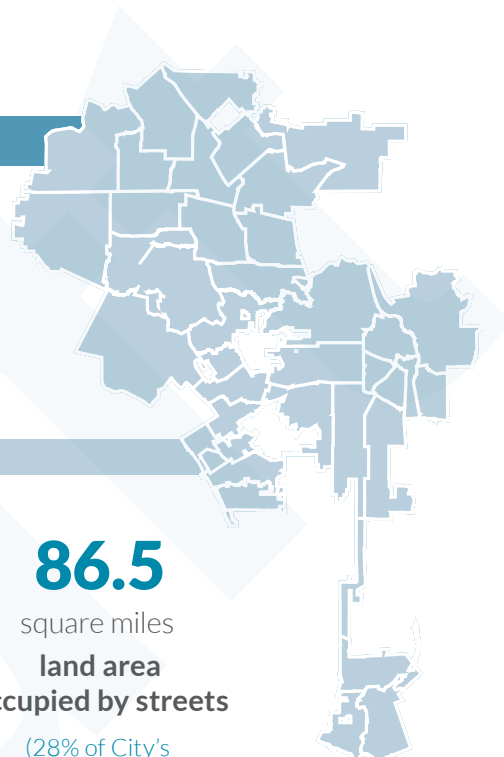
POPULATION

3.8
million



LAND AREA

468
square miles



Infrastructure

STREETS

7,500
miles



60%
miles of
local streets



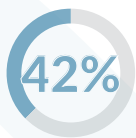
40%
miles of
“arterial” and
“collector” streets

86.5

square miles
land area
occupied by streets
(28% of City's
total developed land)

SIDEWALKS

10,750
miles



42%
sidewalks in disrepair

800

miles of alleys

181

miles of freeways

40,000

intersections

22,000

marked crosswalks

4,398

traffic signals

38,011

parking meters

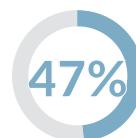
Driven in The City On An Average Day

75.2

million miles



53%
on freeways



47%
on surface streets

Goods Movement (Port of Los Angeles & Long Beach combined)

\$1.1 Billion

PER DAY
value of cargo handled in 2012
(more than \$700,000 per minute)

39,000

PER DAY
number of containers handled in 2012
one, every 2.2 seconds,
(twenty-foot equivalent units)

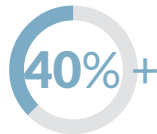
1st

busiest in the US
(since 2000)



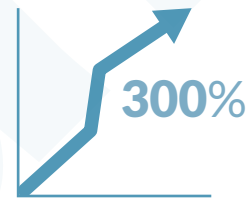
9th

busiest port in the world



40%+
OF THE NATIONS
CONTAINERIZED IMPORTS
pass through the ports

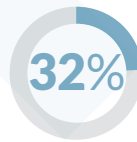
**PROJECTED
INCREASE**
in cargo volume
at ports by 2035



Goods Movement From The Port transforms to:



truck



truck-to-rail



rail



Air Travel (LAX)

63.7

MILLION
PASSENGERS IN 2012
175,000 / day



1659

TAKEOFFS &
LANDINGS
IN 2012
one every 52 seconds

6th



busiest airport
in the world
(by passenger traffic)

Economic, Environmental, & Health Impacts

Obesity

6%
**INCREASE
 IN THE LIKELIHOOD
 OF OBESITY**
 for each additional hour
 per day spent in a car

\$6 Billion
**ANNUAL COST
 OF OBESITY**
 in LA County
*(measured in healthcare
 & lost productivity)*

25%
 of children are obese
 in the City of LA

Collisions

36,000+
**angelinos injured
 or killed**
 in motor vehicle
 collisions per year
100 every day

48%
 of traffic fatalities are
 pedestrian and bicyclists

1/3
 angelinos injured
 or killed
 in motor vehicle
 collisions per year

double
the national average
 pedestrian fatality rates
 for children under age 4
 and seniors over age 70

5%
 of pedestrians die
 when hit by a vehicle
 moving < 20 MPH

80%
 of pedestrians die
 when hit by a vehicle
 moving > 40 MPH

Cost of Living

\$ 9,122
 average annual cost
 of **vehicle ownership**



15-20%
 of **household income**
 is typically spent
on transportation

Economic, Environmental, & Health Impacts

Air Pollution

57
UNHEALTHY AIR QUALITY DAYS
 in 2012
 (when air pollution levels, in LA County, exceeded federal standards)

\$22
BILLION ANNUAL COST
 of health impacts **from air pollution** in the South Coast Air Basin

2,000+
PREMATURE DEATHS PER YEAR
 in greater Los Angeles **attributed to air pollution from vehicles**

Greenhouse Gas Emissions

160
MILLION
 tons of greenhouse emissions per year *from vehicles in California*



38%
 of California's greenhouse gas emissions come from transportation

Water Pollution

4 in 10
 of California's most polluted beaches are in Los Angeles County



48%
 of beaches in LA County received an F grade for wet weather water quality (2008 - 2012 average)

Signs of Change

Walking & Biking

64,000
PEOPLE WALK TO WORK
 everyday in the City of Los Angeles*



16,000
PEOPLE BIKE TO WORK
 everyday in the City of Los Angeles*



56%
INCREASE IN BIKING TO WORK
 2000-2010

**walk and bike commute trips only reflect a small number of total trips in the City. In the LA region it's 5% of all walking trips and 16% of all biking trips.*

Transit

1.5
MILLION PEOPLE
 ride Metro rail and buses on a typical weekday

2.1
BILLION MILES
 traveled by Metro rail and buses in 2013

3rd
 in public transit usage of cities nationwide

80
 Metro rail stations currently in service



15,967
 Metro bus stops currently in service



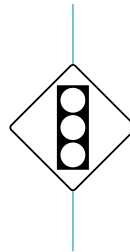
100%
 of Metro bus fleet is powered by clean-burning CNG



Signs of Change

Walking & Biking

47%
 of all trips in greater Los Angeles are less than 3 miles (within walking/ biking distance)



84%
 of these trips are currently made by car

Transit

87%
 of all roads in Los Angeles are relatively flat (less than 5% grade)



300
DAYS/YEAR
 with favorable weather conditions for active transportation (sunshine, moderate temperatures)



- Expo Line Phase 2
- Crenshaw/ LAX Line
- Gold Line Foothill Extension
- Purple Line Extension
- Regional Connector
- new Metro rail lines currently planned or under construction
- 116 Metro rail stations planned to be in service by 2015

Transportation Partners

The management of such a sprawling and complex transportation network as Los Angeles requires the coordination between State, Regional, County, and multiple local jurisdictions, agencies, and departments. Below follows a summarized list of the various players who impact the City's transportation system and who will be active partners in implementing the future changes envisioned by this Plan.

Los Angeles Department of Transportation (LADOT)

The Los Angeles Department of Transportation is the second largest provider of transit within the City, serving over 30 million passenger boardings per year. The LADOT Bureau of Transit Programs manages a fleet of nearly 400 vehicles that operate over 800,000 revenue hours and over two billion passenger miles.

Los Angeles County Metropolitan Transportation Authority (Metro)

The Los Angeles County Metropolitan Transportation Authority (Metro) serves as a transportation planner and coordinator, funder, designer, builder, and operator for the 1,433 square mile transit and track service area within the Los Angeles County. It is

responsible for the planning, design, and implementation of the region's Metro Rail, Metro Liner and Metro Bus systems.

Regional Transit Providers

In addition to the Metro bus and rail system portions of the City are served by other local operators.

Santa Monica Big Blue Bus (BBB)

The Santa Monica Big Blue Bus (BBB) operates a fleet of over 200 buses. Spanning more than 51 square miles across Santa Monica and portions of the Westside (including UCLA/Westwood, Century City, Culver City, LAX, and more), BBB serves more than 20 million people annually.

Culver City Bus

Operating a fleet of 52 buses, Culver City Bus system is comprised of 7 routes spanning nearly 26 miles on the Westside, including Venice, Culver City, Westwood, Palms, and Century City. The system serves over 5 million riders annually.

Foothill Transit

Foothill Transit, a joint powers authority of 22 cities in the San Gabriel and Pomona Valleys, serves 14 million passengers annually and currently operates 33 bus lines covering 327 square miles.

Other Agencies Serving Downtown Los Angeles

Other local agencies such as City of Santa Clarita Transit, Gardena Municipal Bus Lines, Montebello Bus Lines, and Torrance Transit outside the City of LA carry express service to Downtown Los Angeles.

Los Angeles World Airport (LAWA)

The Los Angeles World Airports (LAWA) is a proprietary department of the City of Los Angeles, under the management and control of a seven-member Board of Airport Commissioners appointed by the Mayor and confirmed by the City Council. LAWA operates three airports in the Los Angeles Air Trade Area: Los Angeles International Airport (LAX), LA/Ontario International Airport (ONT), and Van Nuys Airport (VNY). LAWA also maintains the LA/Palmdale Regional Airport (PMD).

Port of Los Angeles (POLA)

The Port of Los Angeles is the nation's premier gateway for international commerce, generating more than 3 million jobs nationally. Almost 1 million jobs are related to Port-related commerce in California alone. The Port of Los Angeles spearheads many innovative environmental initiatives and security measures, and boasts a bevy of historic and recreational facilities.

Street Design, Operations, Planning and Maintenance Partners

California Department of Transportation (Caltrans)

The California Department of Transportation (Caltrans) is responsible for planning, design, construction, maintenance, and operation of the state highway system. The City of Los Angeles is located within the jurisdiction of Caltrans District 7, which includes Los Angeles and Ventura counties. District 7 is responsible for 42 freeways and highways consisted of 915 freeway and highway miles in Los Angeles County and 273 miles in Ventura County. On average, 100 million vehicle miles are traveled daily on District 7 freeways.

Los Angeles Department of City Planning (DCP)

The Department of City Planning (DCP) is responsible for preparing, maintaining, and implementing a General Plan that guides development in the City of Los Angeles. The department sets citywide and community-specific goals and policies to guide future growth and promote the social and physical health, safety, and welfare of Angelenos. DCP also helps manage ongoing residential

and commercial growth along the City's corridors, in high activity centers, and around transit opportunities.

Los Angeles Department of Public Works

Bureau of Engineering (BOE)

The Bureau of Engineering is responsible for the City's vast network of infrastructure within the public right of way, and includes the planning, design, and construction of public facilities, and the management and delivery of voter-approved public bond funds, Federally funded projects, and the delivery of cross-sector local government programs, that serve millions of residents and businesses in diverse neighborhoods and industries.

Bureau of Street Lighting (BSL)

The Bureau of Street Lighting is responsible for the design, construction, operation, maintenance and repair of the street lighting system within the City of Los Angeles. There are currently more than 220,000 lights in the City consisting of more than 400 designs.

Bureau of Sanitation (BOS)

The primary responsibility of the Bureau of Sanitation is to collect, clean and recycle solid and liquid waste generated by residential, commercial and industrial users in the City of Los Angeles and surrounding communities.

Bureau of Street Services (BSS)

The Bureau of Street Services is responsible for maintenance, repairing, resurfacing, and cleaning improved streets, alleys, bridges, tunnels, pedestrian subways, and related structures. The Bureau also maintains street trees and landscaped median islands and embankments.

Los Angeles Department of Transportation (LADOT)

The Los Angeles Department of Transportation is a leader in the planning, design, construction, and operation of the transportation system in the City of Los Angeles. The Department partners with sister agencies to improve transportation service and infrastructure in the City and the region.

Consistency with Other Plans

General Plan

California State Law requires that cities prepare and adopt a comprehensive, integrated, long-term General Plan to direct future growth and development. The General Plan is the fundamental policy document of a city. It defines how a city's physical and economic resources are to be managed and utilized over time. Decisions by a city with regard to the use of its land, design and character of buildings and open spaces, conservation of existing and provision of new housing, provision of supporting infrastructure and public and human services, and protection of residents with natural and man-caused hazards are guided by and must be consistent with the General Plan.

The General Plan may be adopted either as a single document or as a group of related documents organized either by subject matter or by geographic section within the planning area [Government Code Section 65301 (b)]. The General Plan must be periodically updated to assure its relevance and usefulness.

Changes to the law over the past thirty years have vastly boosted the importance of the General Plan to land use decision making. A General Plan may not be a "wish list" or a vague view of the future but rather must provide a concrete direction.³

State law requires that the General Plan must contain seven mandatory elements: land use, transportation, housing, conservation, open space, noise, and safety. All of the elements must be internally consistent.

Framework Element

In addition, the City has adopted an overarching "Framework Element" that sets forth a strategy for long-range growth and development, setting a citywide context for the update of community plans and the citywide elements. The Framework is focused around seven guiding principles: grow strategically; conserve existing residential neighborhoods; balance the distribution of land uses, enhance neighborhood character through better development standards; create more small parks, pedestrian districts, and public plazas; improve mobility and access; and identify a hierarchy of commercial districts and centers.

Land Use Element- 35 Community Plans and 2 Special Use Districts

The City's 35 Community Plans and two Special Purpose Districts (LAX and Port Master Plans) constitute the Land Use Element of the City's General Plan. While the Plan provides a citywide approach to enhancing safe, accessible transportation options, the area plans that comprise the Land Use Element provide the opportunity for a more focused and nuanced transportation discussion at a community level. In this way, localized recommendations that address community-specific conditions can be developed in each of the Plans/ Districts that are consistent with and complementary to this citywide Plan.

Community Plans

The Community Plans implement, at a community level, the citywide

goals and policies established in the overarching General Plan Framework and all other elements of the General Plan. They are intended to promote an arrangement of land uses, streets and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in each of the communities.

Special Purpose Districts

The LAX Plan is intended to promote an arrangement of airport uses that encourages and contributes to the modernization of the airport in an orderly and flexible manner within the context of the City and region. It establishes a framework for the development of facilities that promote the movement and processing of passengers and cargo within a safe and secure environment while continuing to serve as the region's principal international gateway.

The Port of Los Angeles Plan is the official guide to the continued development and operation of the Port. The plan promotes an arrangement of land and water uses, circulation and services that will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the Port. The Plan also provides for additional public recreation facilities within the Port of Los Angeles consistent with sound and compatible port planning. The Plan is designed to be consistent with the Port Master Plan.

Circulation Element

Under California Government Code §65302(b), the general plan requires the inclusion of a circulation element, which consists of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities. Since the City of LA is so vast with specialized departments, the Mobility Element covers goals, objectives, policies and programs for major thoroughfares, transportation routes, and terminals; existing planning documents by operational departments cover goals, objectives, policies and programs for utilities, airports, ports and harbors.

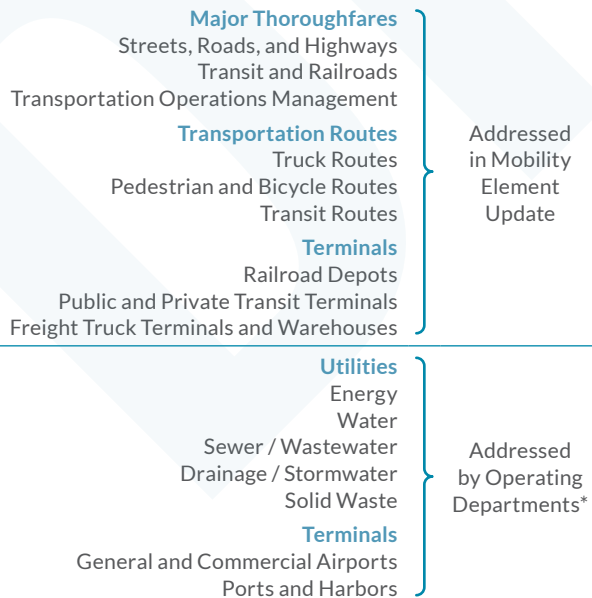
Consistent with the policies of the adopted Air Quality Management Plan, the Mobility 2035 Plan promotes strong linkages between land use, transportation and air quality. The Land Use Element is intended to guide the

location and intensity of the private and public use of land and to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the City. The Community Plans, which comprise the Land Use Element, incorporate the Mobility Plan’s Highways and Freeways system and also designate collector streets.

The Plan recognizes the contribution of a proper juxtaposition of land uses to the reduction of vehicle trips. Locating uses that better serve the needs of the population closer to where they work and live reduces the number and distance of vehicle trips and a decrease in pollution from mobile sources. The Mobility Plan provides goals, objectives, policies and programs to continually meet the changing mobility, air quality and health challenges faced by the City.

Sample List of Existing Infrastructure Planning Documents

- LADWP Power Integrated Resources Plan 2010
- LADWP Urban Water Management Plan 2010
- LADWP Water Supply Action Plan 2008
- Bureau of Sanitation (BOS) 5-Year Strategic Plan 2011
- BOS Wastewater, Recycled Water and Stormwater Management Integrated Resources Plan 2006
- BOS Water Quality Compliance Master Plan for Urban Runoff Water Quality Compliance Master Plan 2009
- BOS Solid Waste Integrated Resources Plan 2009



Other Citywide Plans

In addition to the General Plan, the City occasionally adopts long-range vision plans that provide further guidance to the City in establishing priorities for funding future policy decisions and staff resources.

Los Angeles River Revitalization Master Plan (2007)

The Los Angeles River Revitalization Master Plan (LARRMP) provides a vision for the 32 miles of the Los Angeles River within the City limits. This vision balances multiple goals including flood protection, water quality, open space, habitat, recreation and non-motorized transportation opportunities. The LARRMP calls for the continued “development of non-motorized transportation and recreation elements including bicycle and pedestrian paths and multi-use trails in the River and tributary rights-of-way.” The Los Angeles River plays a significant role in Los Angeles’ environmental, non-motorized transportation and recreational identity.



http://boe.lacity.org/lariverrmp/CommunityOutreach/pdf/LARRMP_Final_05_03_07.pdf

Los Angeles Department of Recreation and Parks Community-Wide Needs Assessment (2009)

The Los Angeles Department of Recreation and Parks’ Community-Wide Needs Assessment identifies, quantifies and prioritizes residents’ needs for recreation and open space throughout the City of Los Angeles. The Needs Assessment is the first step in a citywide park master plan and a five-year capital improvement plan. The Needs Assessment underwent an extensive community outreach process that included community leaders, stakeholders and other members of the public in interviews, focus groups, community forums and surveys. When asked which parks and recreation facilities residents experienced a need for, the majority of the community (63%) identified the need for walking and bicycling trails.



Community-Wide Needs Assessment (2009) <http://www.laparks.org/planning/pdf/finalReport.pdf>

Short Range Transit Plan 2011-12 (March 2012)

The Short Range Transit Plan provides an overview of the City of Los Angeles’

transit system. It includes information about the City’s transit services, areas served, ridership, and fleet and equipment inventory. The Plan also discusses budget and financial resources to support the Department’s goals and objectives for fiscal years 2011-14.

The City of Los Angeles, through LADOT’s Transit Bureau, provides fixed-route and demand-response (paratransit) services throughout the City.



Short Range Transit Plan
<http://ladot.lacity.org/pdf/PDF261.pdf>

Consistency with Other Agency Plans

When preparing or revising a general plan, cities and counties should carefully analyze the implications of regional plans for their planning area. General plans are required to include an analysis of the extent to which the general plan's policies, standards and proposals are consistent with regional plans.

Regional plans prepared by the Southern California Association of Governments (SCAG) and other designated regional agencies (e.g. Metro) provide the legal basis for allocating state and federal funds, as in the case of transportation and water quality facilities. Other regional plans, such as air quality plans, detail measures which local governments may institute in order for the region to meet state and federal standards.

The General Plan Framework and Land Use Elements serve as subregional input to SCAG's Regional Comprehensive Plan (RTP) and Sustainable Community Strategy (SCS) and provide a context for cooperative planning efforts between the City, adjacent cities, and the five county region.

California Transportation Plan

The California Transportation Plan (CTP) is a statewide, long-range transportation plan to meet our future mobility needs and reduce greenhouse gas (GHG) emissions. The CTP defines performance-based goals, policies, and strategies to achieve our collective vision for California's future, statewide, integrated, multimodal transportation system. The CTP is prepared in response to Federal and State requirements and is updated every five years.

Southern California Association of Governments (SCAG) Regional Transportation Plan (2012) and Non-Motorized Transportation Report (2008)

The 2012 Regional Transportation Plan (RTP) is a \$524.7 billion plan that provides a regional investment framework to address the region's transportation and related challenges. SCAG's vision for the region focuses on three interrelated principles (mobility, economy, and sustainability), all of which aim create efficient transportation systems, healthier communities, and a thriving economy. The RTP outlines a plan to meet state and federal environmental goals, implement emission-free transportation technologies, develop investment strategies for sustainable economic growth, amongst other things.

The Non-Motorized Transportation Report of the RTP is a technical and policy document that guides, supports and encourages the development of county and city bicycle and pedestrian networks, facilities and other non-motorized programs for the SCAG region. Particular emphasis is placed on increasing bicycling and walking as a commute option and improving safety for all forms of non- motorized transportation.



Regional Transportation Plan <http://rtpscsc.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf>

Metro Complete Streets Policy (2014)

The Complete Streets Policy builds upon projects and programs already underway at Metro to increase mobility options, improve air quality and health, and strengthen the economy in Los Angeles County jurisdictions. It is a tool to help guide Metro to better coordinate within the various functions and departments of the agency and between partner organizations that have influence or jurisdiction over the public realm.



Complete Streets Policy Draft <http://www.metro.net/projects/countywide-planning/complete-streets/>

Metro Long Range Transportation Plan (2009)

Metro's 2009 Long Range Transportation Plan provides a 30-year vision for Los Angeles County's transportation system to the year 2040. The Plan identifies public transportation and highway projects, funding forecasts over a 30-year timeframe, multi-modal funding availability, sub-regional needs, and project performance measures.



Long Range Transportation Plan http://media.metro.net/projects_studies/images/final-2009-LRTP.pdf

Metro Bicycle Transportation Strategic Plan (2006)

Metro's 2006 Bicycle Transportation Strategic Plan (BTSP) aims to help municipalities and agencies in the region plan for bicycling in their jurisdictions as a viable mode of transportation. The plan contains an inventory of "bike-transit" hubs in Los Angeles County. It assists in the identification of routes that may eventually provide continuity for bicyclists, while also outlining a strategy for prioritizing regional bikeway projects. As the regional transportation planning authority for Los Angeles County, Metro is the primary local funding source for bicycle transportation.



Bicycle Transportation Strategic Plan http://media.metro.net/projects_studies/bikeway_planning/images/BTSP.pdf

Los Angeles County Master Bicycle Plan (2012)

As an update to the 1975 Los Angeles County Bikeway Plan, the 2012 Los Angeles County Bicycle Plan seeks to both promote greater ridership and expand the mobility options for all riders throughout the county. The plan outlines proposed network expansions, ridership strategies, funding sources, and programming and implementation. In addition, the plan also addresses issues related to missing gaps, problematic areas, and regional connectivity



LA County Bicycle Master Plan <http://dpw.lacounty.gov/pdd/bike/masterplan.cfm>

Metro Los Angeles Union Station Master Plan (2014)

Union Station is the region's primary transit hub, connecting Southern California counties whose combined population totals more than 17 million. The Union Station Master Plan will develop Metro's vision and plan to guide future development at the station, including transit operations and new private and/or public real estate development.



Union Station Master Plan <http://www.metro.net/projects/LA-union-station>

Connect US Action Plan

The Connect US Action Plan (formerly known as the Linkages Study) seeks to improve connections between Los Angeles Union Station and the 1st historic neighborhoods by enhancing pedestrian and bicycle travel options. The Connect US Action Plan includes a neighborhood-level assessment of arterial and collector streets, with an emphasis on bicycle and pedestrian mobility. The final report will include a community-prioritized list of improvement projects to strengthen bicycle and pedestrian (active transportation) connectivity between communities and destinations.



Linkages Study <http://www.metro.net/projects/linkages>

LADOT Strategic Plan (2014)

LADOT released its first strategic plan outlining the organization's goals, objectives, and benchmarks which are consistent with the ideas set forth in this Plan.



http://www.ladot.lacity.org/stellent/groups/Departments/@LADOT_Contributor/documents/Contributor_Web_Content/LACITYP_029076.pdf

First-Last Mile Strategic Plan

In 2012, the Metro Board adopted the Countywide Sustainability Planning Policy and Implementation Plan and the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Joint Work Program, both of which direct the development of a First-Last Mile Strategic Plan. The goal of this plan is to better coordinate infrastructure investments in station areas to extend the reach of transit, with the ultimate goal of increasing ridership.

These guidelines help facilitate the integration of mobility solutions in a complex, multi-modal environment. Strategies will need to be flexibly deployed to contend with widely varying environments throughout the county; yet will aim to improve the user experience by supporting intuitive, safe and recognizable routes to and from transit stations. This effort will require coordination amongst the many cities and authorities having jurisdiction over the public realm throughout the county.

http://media.metro.net/docs/sustainability_path_design_guidelines.pdf

Public Participation

Community participation and feedback have been critical to forming the direction of the Mobility Plan 2035. An open public dialogue has been integral to each step of the planning process, from visioning and analyzing to goal and policy formulation.

The Mobility Plan is a citywide document and community outreach for a city as large and spread out as Los Angeles is no easy undertaking. A strategic approach was used to engage citizens at the community level in order to inform them on citywide issues.

Since the inception of the Mobility Plan in the Fall of 2011, project staff have participated in over 80 community meetings throughout the city, held four “think lab” workshops, two scoping meetings, seven community forums and public hearings, maintained a project website for easy access to materials, implemented an online town hall to hear from those unable to go to traditional meetings, and worked with various agencies, nonprofits, and community groups.

Online All the Time

Project Website: LA2B.org



LA2B.org has been the main source of information for the Mobility Plan with regular updates on the status of the plan. From the website, the public has been able to download important documents released during the process and become more informed about the analysis behind each step by reading blog posts. Website visitors can read about the project, learn how to get involved, and contact planning staff online to give their comments.

Online Town Hall : Ideas.la2b.org



As a new way of expanding the number and diversity of stakeholders, the Mobility Plan introduced an online town hall through ideas.la2b.org. This online format provided an opportunity for community members to share thoughts and opinions about the streets of Los Angeles.

The virtual town hall has allowed for a wider range of citizens to participate outside of traditional workshops and focus groups. The largest participant group was in the 25-45 age range. In addition, participants represented 79 of the 108 (73%) zip codes associated with the City of Los Angeles as well as additional participants from Culver City, Long Beach, Pasadena, Santa Monica, and the South Bay. The online format also allowed staff to identify geographical areas where there was limited participation and focus additional outreach efforts in those communities.

Activated Communities

To ensure widespread distribution of information, materials were disseminated at the Council District and Neighborhood Council levels. The Mobility Plan Team worked with the Department of Neighborhood Empowerment and Council staff to reach out to the community on a citywide scale.

Task Force

The Mobility Task Force was put into place to guide this citywide effort and community-wide discussion. The Task Force played a pivotal role in assisting the City to generate significant engagement and input for the plan. Over 50 organizations were invited including: community groups, nonprofits, major

Sharing

201
Facebook

54
Google+

55
Twitter

19
Email

23
LinkedIn

Top Shared Items from :
[http:// ideas.la2b.org](http://ideas.la2b.org)

Total Traffic



9,754
Visitors



57,234
Page Views

Average Participant is:



Male
41
Years Old

Living in these Postal Codes:
90026, 90012, 90027

“Designate certain areas of the city (those with suitable density and proximity to public transit) as official walkable urban neighborhoods”

-Jonathan E, ideas.la2b.org

transit providers, and civic, business, and environmental transportation leaders throughout the City.

“Great Streets, Great Neighborhoods” Activity Kit

To obtain participation on an overarching citywide scale, an activity kit was sent to over 100 Neighborhood Councils and civic organizations. This pen-and-paper activity, with a one fourth response rate, was meant to supplement the dialogue of our online town hall and included a series of brief exercises to help give input toward the development of the draft goals, objectives, policies, and programs of the Mobility Plan.

Public Workshops

In early 2012, the Departments of City Planning and Transportation held citywide workshops in central locations across the City: Van Nuys, the Miracle Mile, Downtown, and Pacoima. These “Think Labs”, encouraged participants to explore L.A.’s existing mobility system through a gallery of maps that conveyed key information about the City’s streets and demographics. Community members also shared ideas that complemented those submitted onto LA/2B’s online Town Hall.

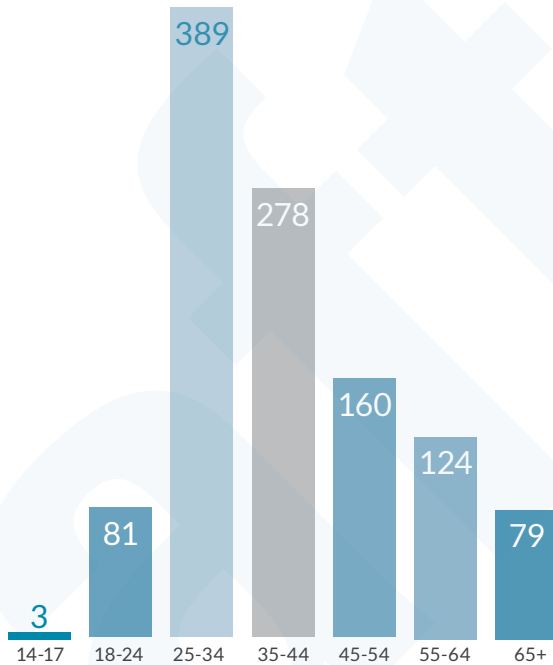
Scoping Meetings

The environmental analysis of the plan required a scoping period to receive input from the public and other agencies on what should be studied in the Environmental Impact Report. Two scoping meetings held in the spring of 2013 focused the analysis around the potential impacts and benefits of the proposed enhanced networks.

Community Planning Forums and Staff Level Public Hearings

The Draft Plan and Draft Environmental Impact Report were released February

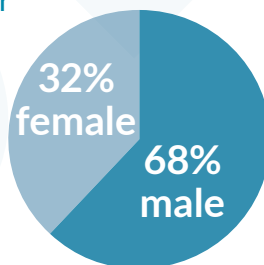
Age Range



There are **809 ideas** in this Project

There are **1114 Active Participants** in this Project

Gender



Average Age

40.8

2014 starting a 90 day public comment period on both documents. A series of seven meetings and staff level public hearings were held citywide to take comments and answer questions on the Plan. Resources were pooled together with The Plan for A Healthy Los Angeles

and re:code LA to expand the Plan’s reach to a broader audience and allow participants to participate in three related long range planning efforts being led by City Planning in one meeting.

A diamond-shaped sign with a black border and the text "ROAD WORK AHEAD" in bold, black, sans-serif capital letters. The sign is mounted on a post and is positioned on a city sidewalk. In the background, there is a street with a car, a building with a flag, and a utility pole. The entire image has a warm, orange-tinted color palette.

**ROAD
WORK
AHEAD**

Safety First

Chapter 1

Draft

Safety First

Crashes, speed, protection, security, safety education, and enforcement.

Discussion

Safety is at the foundation of a Complete Streets policy – to design and operate streets in a way that enables safe access for all users, regardless of age, ability, or transportation mode choice. Safety consistently ranks as a top priority for many in the City of Los Angeles and is an important factor in creating livable neighborhoods. People want streets to be safe, stress-free places for all ages and all modes of travel. In terms of transportation, concerns for physical safety stem from traffic speeds, roadway conflict between different modes of travel, and infrastructure. Safety is a key issue when deciding whether to walk, bike, drive, or take transit.



Safety and the Built Environment

Street quality and infrastructure have a role in improving transportation safety. Street paving in disrepair poses a safety threat for pedestrians, vehicles, and bicyclists. Sidewalks that are uneven, narrow, or physically obstructed can also force pedestrians closer to vehicle traffic

or on alternate routes that are not always obvious. Safer crossings at intersections and at the middle of larger blocks are an additional area of pedestrian concern. Furthermore, pedestrians can perceive areas with lower levels of street activity, trees and plants, and lighting as unsafe

due to physical and psychological discomfort. While these built environment issues are fundamental to improving transportation safety, they will be further addressed in the next chapter.

Feedback heard on ideas.
la2b.org

“Safety would be a top priority for all forms of transportation.”

“A livable neighborhood is one where you need not fear that your children will be hit by cars.”

“Public streets would be used to safely transport people and goods.”

Transportation Safety in Los Angeles

In recent years, there has been a shift towards creating a healthier LA that allows people to make more environmentally sustainable transportation choices. To do that, other transportation options have to be seen as a safe, attractive, and convenient mode choice. With active modes of transportation on the rise as people’s everyday choice, safety measures must take into account the most vulnerable users. A city that is safe for pedestrians is safe for all.

Creating safe streets requires a multifaceted approach. Roadway engineering, education, and enforcement all play an important role in building a safe transportation system. Roadway engineering can have the greatest impact in reducing collisions. Roadway enhancements such as separated bicycle lanes protect cyclists, while more visible crosswalks and bulb-outs provide added safety for pedestrians. Roadway interventions like these are intended to make it second nature for everyone to follow the rules of the road which can have added benefits of making traffic flow more predictably and consistently. Educational programs to inform students on how to cross the road or drivers to share the road make for a more pleasant

travel experience while reducing collisions. Enforcing traffic laws such as speed limits underpins all the pieces that work together to make streets safe for all. Safety measures strategically implemented throughout the city can dramatically reduce the number and severity of collisions in Los Angeles.

Vehicle speed is a significant factor in traffic collisions. Higher speeds pose a two-fold problem: 1) the faster a car is moving, the smaller the field of vision the driver can process, and 2) increased speed increases the force of collision impact, increasing the likelihood of a severe injury or fatality. As a result, faster traffic poses a higher safety risk to others on the road, especially pedestrians and bicyclists because they are smaller and less visible than vehicles.

Many policies and programs are in place and in development to promote transportation safety in Los Angeles. In recent years, the Department of City Planning authored its Urban Design Guidelines and Walkability Checklist to encourage better site design that increases safety and accessibility for the general public, regardless of mode of travel.

Objectives

- Vision Zero: Decrease transportation related fatality rate to zero by 2035.
- Increase the number of adults and children who receive in-person active transportation safety education, in areas with the highest rates of collisions, by 10% annually.
- Ensure that 80% of street segments do not exceed target operating speeds by 2035. (Refer to Complete Streets Design Guide for targeted operating speeds).
- Establish 100 school slow zones operating within 1/4 mile of schools by 2035.
- Increase the percentage of females* who travel by bicycle to 35% of all riders by 2035. (*The presence of females riding on a bikeway is typically sited as an indicator that the bikeway provides a safe and comfortable environment for less experienced riders and therefore this measurement is a good proxy for understanding the degree to which a particular bikeway has succeeded in attracting the range of bicyclists between eight and 80 years of age).

Policies

- 1.1 Roadway User Vulnerability
- 1.2 Complete Streets
- 1.3 Safe Routes to Schools
- 1.4 Design Safe Speeds
- 1.5 Railroad Crossings
- 1.6 Multi-Modal Detour Facilities
- 1.7 Regularly Maintained Streets
- 1.8 Goods Movement Safety
- 1.9 Recreational Trail Separation

1.1 Roadway User Vulnerability:

Design, plan, and operate streets to prioritize the safety of the most vulnerable roadway user.

Our streets need to be safe for all users. By planning and designing for the most vulnerable users, we ensure our streets will be safe for all. Roadways should operate in a manner that considers the presence of people who walk and bike, children,

the elderly, and the mobility-impaired. In many cases, roadways are designed to facilitate vehicle throughput first, rather than other modes. The design and operation of our streets to create a safe and livable environment for people is a priority in our City.

1.2 Complete Streets:

Implement a balanced transportation system on all streets, tunnels, and bridges using complete streets principles to ensure the safety and mobility of all users.

California's Complete Streets Act (AB 1358) was signed into law in 2008 and mandates that complete street policies and standards be incorporated into a city's general plan. The idea behind complete streets is to make streets safe, comfortable, and convenient for people of all mode types.

A transportation system that accommodates the needs and considers the safety of all users is at the foundation of a well designed city. An effective transportation system allows for the use of multiple modes with the end result giving a variety of options for people to move around in ways that best suit them.

The approach to implementing complete streets in the City of Los Angeles has taken shape through a layered network concept. The Complete Street Network

layers roadway systems that prioritize a certain mode (transit/bicycle/vehicle) within each layer. While each street will still accommodate all modes, layering networks serves to emphasize a particular mode on a particular street as part of a larger system. A layered network approach has the benefit of increasing connectivity between modes. Enhancing for one type of mode can also have shared benefits for another.

Expanding the active transportation network increases opportunities for the transit dependant by better connecting people to work, education, and recreation. A transportation system that is more balanced is also more equitable by providing a means of cost effective travel. Implementing complete street policies will ensure that more options for travel are viable in the City of Los Angeles.

1.3 Safe Routes to Schools:

Prioritize the safety of school children on all streets regardless of highway classifications.

A singular focus on accommodating vehicular mobility has resulted in street configurations that disadvantage other users, especially pedestrians. Reduced crossing times, increased vehicle lanes, wide curb radii at intersections, and reduced visibility at crosswalks has made walking hazardous.

School age children are a particularly vulnerable group of roadway users. In the City of LA, school age children (ages 5-17) account for 19% of all pedestrian-related collisions and 18% of all fatally or severely injured pedestrians⁴. In order to increase the safety of school children as they are traveling to and from school, the City initiated a Safe Routes to School Strategic Plan during the Fall of 2013 that works to ensure no child shall be injured or killed by a vehicle when walking or biking to/from schools.

The Los Angeles Unified School District (LAUSD) has the second largest population of any public school system in the United States. There are 495 LAUSD schools within the City of LA which

together contribute to a large amount of vehicle trips every morning. Implementing a Safe Routes to School Programs would create more opportunities for children to walk or bike to school and could have a secondary benefit of decreasing vehicle trips during peak travel times.

According to data from LADOT, many students are already using active forms of transportation during their commute to school. 33% of LA County students either walk or bike to school, which is almost 10% higher than the State average (26%). This trend becomes stronger when a student lives within a half-mile proximity to school. Of those who live between a quarter-mile and half-mile of their school, 50% walk or bike to school. Of those a quarter-mile or less, 73% walk or bike to school. Even of those students that live over a mile from their school, 19% still walk or bike. By focusing on increased safety measures to and from school, the percentage of students walking/biking to school has the potential to rise even higher.

⁴ LADOT, *Safe Routes to School Fact Sheet*

1.4 Design Safe Speeds:

Design streets to Targeted Operating Speeds as defined in the Complete Streets Design Guide.

Context sensitive roadway design is important to the safety of all roadway users. The way a street is designed has much to do with how it functions. A completely straight road with multiple lanes on each side allows for a high capacity of fast moving vehicles, whereas a roadway with narrow travel lanes, a winding path, greenery, and pedestrian activity calls for slower travel speeds.

Speed limits have been on the rise due to State speed limit requirements. The 85th percentile rule dictates that the speed limit be set at or below the 85th percentile operating speed, meaning that if people break the law and drive faster than the posted speed limit on a particular road, the speed limit can and will be raised. This law has grave consequences to street safety and performance as it does not take into account other factors like land use context and other modes of transportation.

Given that excessive speed is a highly cited factor in collisions, targeted reductions in speed could have a big impact on reducing the number of collisions in Los Angeles. Pedestrians and bicyclists are particularly vulnerable in collisions with cars, especially when those vehicles are traveling at increased speeds. At higher speeds bicyclists and pedestrians become less visible and more vulnerable. Since the human brain can only process a finite amount of visual information, the field of vision reduces significantly as the speed of travel increases. At faster speeds the field of vision narrows and the periphery, often where pedestrians or bicycles would be located, fades from view. Also with increased speed is the likelihood of injury and death quickly increasing from a 40% chance of death when a vehicle is traveling at 30 mph up to an 80% chance of death when the speed increases to 60 mph.

1.5 Railroad Crossings:

Reduce conflicts and improve safety at railroad crossings through design, planning, and operation.

Southern California leads the nation in fatal collisions at railroad crossings⁵. Cars can stack up at these crossings and sometimes cannot clear out when trains come through, potentially leading to disastrous situations. For this reason, the safety of all road users should be

considered at railroad crossings to minimize collisions. Keeping traffic from driving across railroad tracks with a bridge or underpass takes away the chance for conflict and is the most effective way to reduce conflicts at railroad crossings.

⁵ Federal Railroad Administration, Office of Safety Analysis

1.6 Multi-Modal Detour Facilities:

Design detour facilities to provide safe passage for all modes of travel.

Current standards call for the consideration of all users when streets are temporarily reconfigured during construction. The California Manual on Uniform Traffic Control Devices for Streets and Highways provides guidelines for temporary traffic control that provide for the safety of all when designing detour facilities.

During times of roadway construction, lane and sidewalk space are often

reduced. Pedestrians can be exposed to oncoming traffic if sidewalk space is blocked off while bicyclists and vehicles are left to maneuver within the remaining roadway space. Detour facilities are needed to provide a clear route of safe passage for all modes during roadway construction. Awareness of detour facility guidelines is paramount to increasing safety in construction zones.

1.7 Regularly Maintained Streets:

Enhance roadway safety by maintaining the street, tunnel, and bridge system in good to excellent condition adequate to facilitate the movement of those reliant on the system.

At the very core of a safe street system is proper maintenance. Streets that are not regularly maintained can damage vehicles that traverse over them. In addition, inadequate streets can lead to dangerous situations for drivers and place bicyclists and pedestrians in vulnerable spots trying to maneuver around obstacles.

Well maintained streets feel safer to travel on and attract more users. Properly maintained streetscapes that are clean and attractive are essential to making livable neighborhoods and creating streets that are welcoming to people.

1.8 Goods Movement Safety:

Ensure that the goods movement sector is integrated within the rest of the transportation system in such a way that does not endanger the health and safety of residents and roadway users.

The concept of complete streets extends to goods movement as well. As transportation systems evolve, the economic necessity of moving goods via trucks on City streets will still be an important issue to consider in the balancing act of roadway prioritization. Truck movement should be limited to

the arterial street network as much as possible since these streets have the lanes and wider turning radii to accommodate these heavy large vehicles. Land uses along heavily used truck routes should also coincide with goods movement priorities and limit interaction with residential uses.

1.9 Recreational Trail Safety:

Balance user needs on the City's public recreational trails.

The City has a limited number of recreational trails established for various mode uses, such as hiking, equestrian, and mountain biking. Given a constrained

amount of trails, the first priority is keeping users of trails safe and preventing conflicts between various users.



World Class Infrastructure

Chapter 2

Draft

World Class Infrastructure

Design, Complete Streets Network (walking, bicycling, transit, vehicles, goods movement), Bridges, Highways, Smart Investments

Discussion

Infrastructure is the physical underpinning of the City’s transportation system. In the City of Los Angeles, streets are our largest public asset and play a large role in defining the City’s character. A well maintained and connected network of streets, paths, bikeways, trails, and more provides Angelenos with the optimum variety of mode choices. This Plan establishes a Complete Streets Network of individual roads enhanced for a particular mode (people, bicycles, transit, vehicles, trucks). It also focuses attention on the benefits of flexible design standards, needed future infrastructure improvements for all modes, and funding.

Streets are a defining feature of the public realm. Beyond their function as corridors for travel, they also serve as settings for commercial activity and spaces for interaction. Pedestrian and retail activity along street corridors is vital to the

economic health of neighborhoods. As the City continues to expand and invest in its infrastructure, improvements must also be made to enhance the streetscape

realm, creating attractive environments for walking, biking, and transit to balance the transportation system we have today.

Objectives

- Complete the protected bicycle lanes and priority neighborhood enhanced network segments on Map D1 of the Bicycle Enhanced Network by 2035. Complete the Bicycle Path segments along the Los Angeles River, as depicted in Map D1 of the Bicycle Enhanced Network by 2020.
- Provide 95% on-time arrival reliability of buses traveling on the Transit Enhanced Network by 2035. Establish an off-peak 5 minute bus frequency on 25% of the Transit Enhanced Network by 2035.
- Establish an off-peak 10 minute bus frequency on 50% of the Transit Enhanced Network by 2035.
- Establish an off-peak 15 minute bus frequency on 100% of the Transit Enhanced Network by 2035.
- Achieve established performance levels (See new policy 2.4- Neighborhood Enhanced Network) on 100% of the streets within the Neighborhood Enhanced Network by 2035.
- Increase vehicular travel time reliability on all segments of the Vehicle Enhanced Network by 2035.
- Bring all sidewalks to good condition by 2035. Bring all City-owned streets, tunnels, and bridges to good condition by 2035.
- Annually increase the number of roadway segments that are an average level of B (Average Pavement Condition Index of 80) or better by 2035.
- Increase proportion of freight transportation provided by railroad and intermodal services to 50 by 2035.
- Increase share of Measure R local return funds to 20% for active transportation investments.
- Dedicate 20% of road re-construction budgets and capital improvement funds toward complete street improvements.
- Maintain the Automated Traffic Control Surveillance and Control System (ATSAC) Communications Network.

Policies

- 2.1 Adaptive Reuse of Streets
- 2.2 Complete Streets Design Guide
- 2.3 Pedestrian Infrastructure
- 2.4 Neighborhood Enhanced Network
- 2.5 Transit Network
- 2.6 Bicycle Networks
- 2.7 Vehicle Network
- 2.8 Goods Movement
- 2.9 Multiple Networks
- 2.10 Loading Areas
- 2.11 Transit Right-of-Way Design
- 2.12 Walkway and Bikeway Accommodations
- 2.13 Highway Preservation and Enhancement
- 2.14 Street Design
- 2.15 Allocation of Transportation Funds
- 2.16 Scenic Highways
- 2.17 Street Widening

2.1 Adaptive Reuse of Streets:

Design, plan, and operate streets to serve multiple purposes and be flexible to adapt to future demands.

Streets are often thought of as conduits for travelling from one place to another, whether it is by foot, bicycle, or motorized vehicle. While complete streets policy is about enabling safe access for all transportation users, streets also serve many other functions beyond mobility. As public spaces, they are vibrant settings for social interaction. As retail corridors, they promote local economic development and can become great destinations. As ecological infrastructure, they offer opportunities to enhance the City's sustainability with trees and stormwater collection. The City's roadway network is more than just a transportation

system – it is an urban ecosystem, a complex set of interactions among objects, people, and their environment.

Numerous city departments, each with different perspectives and objectives, have a role in shaping and managing streets. However, it is vital to keep in mind the multiple purposes and benefits provided by streets, and to adopt a multi-faceted approach in the planning and design process. Ideally, designs should be flexible in their nature to accommodate a diversity of uses and adapt to future needs.

2.2 Complete Streets Design Guide.

Establish the Complete Streets Design Guide as the City's document to guide the operations and design of streets and other public rights-of-way.

The Complete Streets Design Guide lays out a vision for designing safer, more vibrant streets that are accessible to people, no matter what their mode choice. It is a living document that will frequently get updated as City departments identify and implement streets standards

and experimental configurations to promote complete streets. The guide is meant to be a toolkit that provides numerous examples of what is possible in the public right of way and provide guidance on context sensitive design.

2.3 Pedestrian Infrastructure:

Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Walking is a vital component to a City's circulation since most every journey starts and ends with walking. There are multiple benefits to investing in pedestrian infrastructure. Enhancing the environment can promote more walking, reduce reliance on other modes for shorter trips, promote health, increase the vitality of streets, and more. Providing more attractive and wider sidewalks, and adding pedestrian signalization, street trees, and other design features encourages people to take trips via foot instead of car. This helps in reducing cars on the road and emissions, increasing economic vitality, and making the City feel like a more vibrant place.

The Pedestrian Enhanced Districts (PEDs) provided in the maps section of the Plan call out initial analysis done to find out where pedestrian improvements on arterial streets could be prioritized

to provide better walking connections to and from major destinations within communities. Further analysis and prioritization will be done as funding and projects come through based on safety, public health, equity, access, social, and/or economic benefit objectives.

The Neighborhood Network was established in the 2010 Bicycle Plan as a network of local streets comfortable for bicycling. The Mobility Plan recognizes that this network can also serve local neighborhood pedestrian activity. The Neighborhood Enhanced Network reflects the synthesis of the two ideas and serves as a system of local streets slow moving and safe enough to connect neighborhoods through active transportation.

2.4 Neighborhood Enhanced Network:

Provide a network of locally serving streets for people who walk and bike.

The Neighborhood Enhanced Network is a selection of streets that provide comfortable and safe routes for localized travel of slower moving modes such as walking and bicycling. This network complements Pedestrian Enhanced Districts and the Bicycle Enhanced Network by identifying non arterial streets important to the movement of people who walk and bike. Criteria for

streets on the Neighborhood Enhanced Network may include vehicular travel that does not exceed 1500 vehicles a day and the 85th percentile of travel speed is equal to or less than 15 mph, in order to provide a safe and comfortable experience for people who travel by walking, bicycling, or other non-motorized modes.

2.5 Transit Network:

Improve the performance and reliability of existing and future bus service.

A robust public transit network is important to a great transportation system. The Los Angeles County region averages 1.5 million boardings a weekday as of September 2014 according to Metro and is one of the largest transit agencies in the nation. Performance, convenience and comfort are key factors in improving the transportation experience.

The Transit-Enhanced streets called out in the Plan strive to provide reliable and frequent transit service that is convenient and safe; increase transit mode share; reduce single-occupancy vehicle trips; and integrate transit infrastructure

investments with the identity of the surrounding street. These corridors were selected based on a data driven analysis of factors such as ridership, destinations, employment, and population.

Transit enhanced streets may receive a number of enhancements to improve line performance and/or the overall user experience for people who walk and take transit. Enhancements may range from streetscape improvements to make walking safer and easier, transit shelters, or bus lanes.

2.6 Bicycle Networks:

Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.

Bicycling is an important element to complete streets as it fulfills both long and short distance trips in the larger transportation system. The City of LA established a long term vision of improving bicycling for all types of people of varying experience with the 2010 Bicycle Plan. The Mobility Plan builds upon this idea with the vision of fully separated, protected bicycle lanes. The Bicycle Enhanced Network is comprised of bicycle lanes, protected bicycle lanes, and bicycle paths to provide bikeways for a variety of users. This low-stress network provides a higher level of comfort than just a striped bicycle lane. The Complete Streets Design Guide details various bicycling treatments and in what contexts they work best in.

There are multiple benefits to improving the bicycling network and providing fully

separated bicycle lanes. Many other cities have demonstrated an increase in bicycle ridership and decrease in traffic delay when street calming features such as protected bicycle lanes get installed. In addition, bicycling has positive benefits for public health, environmental health, and local business.

Bicycling plans and implementation strategies will continue to evolve as conditions change but the City's long term vision will remain to provide safe, convenient, and comfortable bicycling facilities that are prioritized based on a number of factors such as public health, safety, equity and other factors consistent with the prioritization focused policies in this Plan.

2.7 Vehicle Network:

Provide vehicular access to the regional freeway system.

The role of vehicular movement has been significant in the development of the Los Angeles region and will continue to play a critical role in our City's circulation. The freeway infrastructure built in the 1950s helped establish vehicles as the primary mode of transportation in LA. The freeway network designed on the heels of the 1956 Federal Highway Act that focused on designing a system emphasizing speeds and took little into account on the safety of other travel modes and physical and social disruptions to the local context was never fully completed. 527 miles were built countywide and 181 miles were built citywide. The result was that many communities that would have been torn apart by the freeway's path were preserved. But, these communities today are often used by regional traffic traversing to or from the freeways.

In response to the need to accommodate regional traffic to or from the freeways on City streets, the Vehicle Enhanced Network (VEN) was developed that identifies corridors that will remain critical to vehicular circulation. The Vehicle Enhanced Network (VEN) identifies 79 miles of arterials, important to vehicular movement, that carry between 30,000 and 80,000 vehicles per day, traverse 10 miles or more through the City, and provide access to freeways and critical facilities. Even as the Mobility Plan establishes a Complete Streets Network that provides new choices (transit use, walking, biking), the Plan also addresses maintaining access for vehicular users particularly by identifying gaps in the regional freeway system.

2.8 Goods Movement:

Implement projects that would provide regionally significant transportation improvements for goods movement.

Goods movement is a core economic engine in Southern California, providing one of the largest employment bases in the County. In California, 76 percent of all freight is shipped by truck. Trucks also transport 98 percent of all finished goods to final destinations, according to the California Trucking Association.

The Ports of Los Angeles is the largest container port complex in the country since 2000. Combined with neighboring Port of Long beach, they form the 9th largest container port in the world and handle 14.6 million Twenty-Foot Equivalent (TEU) containers collectively (CY 2013). The Port of Los Angeles alone is ranked fourth worldwide for volume of total cargo and second largest in the nation behind Anchorage. Most of the region's air cargo (78%) moves through LAX, making it the third busiest air cargo airport in the world. The County is also a major rail hub with both Union Pacific and BNSF operating mainlines linking the region to the national rail network. Goods movement by all these modes is projected to increase by over 80% between 1995 and 2020 (SCAG). In addition to this, the greater Los Angeles area is now

the largest manufacturing center in the United States. All of this activity generates an enormous and growing volume of truck and rail trips in the City.

Goods movement is a regional issue that requires collaboration among many departments across cities in the Southern California area. As of 2014, Metro is preparing a Countywide Strategic Truck Arterial Network to identify the region's key arterials necessary for the movement of goods.

It has been demonstrated that business is attracted to and retained in areas where business-related goods deliveries, including small package delivery, are convenient and reliable. Goods movement improvements can alleviate congestion, improve mobility, remove traffic safety hazards and promote economic health. The transportation of goods is critical to business vitality, and every effort, policy and project that helps improve the greening and streamlining of goods movement also makes the City safer, cleaner and economically stronger.

2.9 Multiple Networks:

Consider the role of each mode enhanced network when designing a street that includes multiple modes.

The Mobility Plan recognizes the various modes of travel that need to be accommodated on streets (such as walking, biking, driving, goods movement, and more). The Plan proposes a number of enhanced networks that prioritize a certain mode of travel to be improved, as discussed in the prior policies. Certain streets may be included in multiple networks which may cause conflicts between modes. The Complete Street Design Guide provides a guidebook of design tools that minimize these conflicts and offers solutions that can promote multiple modes in certain circumstances. In situations where there are multiple priorities and constrained street widths, the safety of people shall be considered a priority.

Where more than one enhanced network is identified for a specific street, design modifications shall include elements of

each enhanced network. For example, on a street that is designated as both a TEN (Transit Enhanced Network) and a BEN (Bicycle Enhanced Network), designs must include both dedicated transit facilities and protected bicycle facilities.

Where an enhanced network for one mode also includes design elements for a different mode (not on an enhanced network), the enhanced network design elements will take precedence. For example, on a street that is designated as a TEN but is also intended to receive a bicycle lane, design elements for the transit can take precedence over the provision of a bicycle lane.

The Plan proposes hundreds of miles of enhanced networks that will need a fine grained analysis as projects become implemented.

2.10 Loading Areas:

Facilitate the provision of adequate on and off-street loading areas.

Many businesses depend on being able to receive deliveries, often multiple times per day. When loading and unloading areas are mismanaged or poorly designed, businesses may experience delays that can lead to greater costs, operational inefficiencies, and customer dissatisfaction.

A common problem is a lack of sufficient space (either on- or off-street) to reasonably accommodate delivery trucks and allow for their unloading. Illegally parked vehicles present another problem when they prevent delivery trucks from parking in the ideal location to load and unload goods.

When considering the design of our roadways, it is important to accommodate the delivery and unloading of goods upon which businesses depend, while also seeking to minimize the impacts of large trucks in the urban environment. Loading areas should be strategically located and designed in order to best facilitate the commercial needs of the businesses they are meant to serve. In addition, these loading and unloading areas should consider all potential vehicle maneuvers that delivery trucks can make, so as to not encroach or block the public right-of-way.

2.11 Transit Right-of-Way Design:

Set high standards in designing public transit rights-of-way that considers user experience and supporting active transportation infrastructure.

Transit rights-of-way, such as the Blue Line, Orange Line, and segments of the Gold Line and Exposition lines that have separated rights-of-way provide better operation times and an overall better experience for transit users. High quality

supporting infrastructure parallel to exclusive transit rights-of-way such as fully protected bike paths and walkways are ideal for making seamless connections from walking and biking to transit.

2.12 Walkway and Bikeway Accommodations:

Design for pedestrian and bicycle travel when rehabilitating or installing a new bridge, tunnel, or exclusive transit right-of-way.

New exclusive rights-of-way along transit corridors such as the Orange Line can provide new ways to improve circulation for active transportation through previously inaccessible corridors. People who walk and bike can also greatly benefit from the connectivity that bridges and tunnels provide to facilitate access across a mobility barrier.

Bridges, tunnels, and transit rights-of-way provide vital connections between areas separated by otherwise impassable barriers such as rivers, rail lines, and freeways. They have the potential to significantly enhance the mobility experience for all modes passing through the city and should be designed to reflect a balanced transportation system.

2.13 Highway Preservation and Enhancement:

Support preservation and enhancement of the State highways consistent with the RTP/SCS and the goals/policies of this General Plan.

The state highway system is an essential component of the City's transportation network. As such, the City has a vested interest in the network performance and maintenance of these highways. Developing a strategy for how the City and Caltrans will interact on all aspects of state highway planning, maintenance, operations, and expansion

can aid in streamlining the development review process. Where possible and feasible, the City will work with Caltrans to contribute to State highway improvements that directly contribute to achieving the goals and policies of SCAG's Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS) as well as the City's General Plan.

Benefits of Investing in Complete Streets: expanding and enhancing the City's network of complete streets can result in direct and indirect benefits:

Low cost and available funding – The cost of implementing and maintaining complete streets policies are minimal compared to the cost of widening roadways.

Economic revitalization – Investing in streetscape improvements can enliven commercial corridors and boost the local economy (and increase sales tax revenue).

Improve safety – Improving the right-of-way for a wider range of modes makes safer environments and corridors for pedestrians and the most vulnerable users. Traffic calming coupled with the presence of multiple modes can help reduce vehicle speeds and the rate of collisions.

Reduce GHG emissions and congestion – Multi-modal streets encourage the use of transit and active modes, decreasing the dependence on vehicles. The National Complete Streets Coalition reported an estimated savings from \$2.3 billion (Chicago) to \$19 billion (New York City) per year in transportation costs when cities provided better transit, walking, and biking facilities

2.14 Street Design:

Designate a street’s functional classification based upon its current dimensions, land use context, and role.

Our city has a vast roadway system of about 7,500 miles of streets. Approximately 40% of city streets operate as arterials that serve to move people and goods long distances from one end of the city to the other. Around 60% of streets are non-arterials intended for local circulation and serve neighborhood travel.

Every city has a hierarchy of street classifications that defines the role of each street type and how it serves the travel needs of a larger system. The new standard plan for street classifications (S-470) lays out a new nomenclature to reflect complete street policies. Major Highways are being called Boulevards

and Secondarys are now Avenues. Since the functional classification of streets is tied to federal level aid from the US Department of Transportation, the old functional classification terminology will also be kept for funding purposes.

A street’s designation influences its overall design. Street widths, number of lanes, land use context, and more are influenced by the designation of a street. The Complete Streets Design Guide delves into the components of a street, and the different roadway and right-of-way widths for the hierarchy of streets classifications.

2.15 Allocation of Transportation Funds:

Expand funding to improve the built environment for people who walk, bike, take transit, and other vulnerable roadway users.

The maintenance of streets and roadways benefits all users. However, it is important to set aside funding specifically for the development of bikeways and pedestrian facilities because sidewalks and bikeways connect all users to transit, commercial centers, neighborhoods,

and parks and recreational areas; they act as first mile and last mile solutions for a wide range of users (ages 8-80) for trips throughout the day.

2.16 Scenic Highways:

Ensure that future modifications to any scenic highway do not impact the unique identity or characteristic of that scenic highway.

Scenic Highways include many of the City's iconic streets. Preservation and enhancement of these streets

and their scenic resources need to be preserved per the Scenic Highways Guidelines in Appendix B of this Plan.

2.17 Street Widening:

Carefully consider the overall implications (costs, character, safety, travel, infrastructure, environment) of widening a street before requiring the widening, even when the existing right of way does not include a curb and gutter or the resulting roadway would be less than the standard dimension.

Due to the often unique nature of a street segment there are situations where widening the roadway width to the standard dimension could change the character of the street in an undesirable way, prove unnecessarily expensive relative to the resulting benefits, or

result in other adverse changes. The Planning Director will resolve any ambiguity with respect to whether any particular street shall be widened.



Access for All Angelenos

Chapter 3

Draft

Access for All Angelenos

Affordability, vulnerable users, land use, operations, reliability, demand management, community connections.

Discussion

A transportation system is only useful insofar as it is accessible and convenient.

There are a number of different dimensions within the concept of accessibility. One aspect of accessibility relates to the design of the built environment. The 3.8 million people who live in the City have widely varying levels of physical ability. They include large numbers of children, seniors, and people with disabilities. A fair and equitable system must be accessible to all, and must pay particularly close attention to accommodating the most vulnerable users. These issues can be addressed by standards for streets and sidewalks, as well as site planning.

Land use is another component of accessibility. One measure of this is the percentage of destinations – such as jobs, services, residences – that can be conveniently accessed via non-vehicular modes. Current planning efforts seek to increase this percentage by expanding transit service, and by aligning higher-density land uses with existing and planned transit infrastructure.

A related concept is connectivity: how comprehensive and complete



each modal network is, and how well the various networks fit together. Many trips involve using more than one mode of transportation, and a well-connected mobility network facilitates transferring from one to another as seamlessly as possible.

Still another piece of accessibility is affordability. The City's population varies widely in terms of income levels. For many families, transportation is among the most significant expenditures, along with food and housing.

Objectives

- Ensure that 90% of households have access, within one mile to the Transit Enhanced Network by 2035.
- Ensure that 90% of all households have access, within one mile, to high quality bicycling* facilities by 2035. (*protected bicycle lanes and neighborhood enhanced streets)
- Increase the % of 0/1 car ownership (car-light) households from 50% to 75% by 2035.
- Reduce the share of household income spent on transportation costs to 10% by 2035.
- Provide a shared use vehicle within a half-mile of 75% of households by 2035.
- Provide access to bicycle sharing within a quarter-mile of 50% of households by 2035.
- Install pedestrian access curb ramps at 100% of all intersections by 2035.
- Increase the combined mode split of persons who travel by walking, bicycling or transit to 50% by 2035.

Policies

- 3.1 Access for All
- 3.2 People with Disabilities
- 3.3 Land Use Access and Mix
- 3.4 Transit Services
- 3.5 Multi-Modal Features
- 3.6 Regional Transportation & Union Station
- 3.7 Regional Transit Connections
- 3.8 Bicycle Parking
- 3.9 Increased Network Access
- 3.10 Cul-de-sacs
- 3.11 Open Streets

The Americans with Disabilities Act of 1990 (ADA) defines disability as “a mental or physical impairment that substantially limits one or more major life activities.” ADA protection extends to individuals who currently have a disability and those with a record of a mental or physical impairment.

3.1 Access for All:

Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes, including goods movement, as integral components to the City’s transportation system.

The outcomes of a transportation system can be dramatically different depending on the expressed goals of a city. A city that prioritizes public transit infrastructure will be built differently from a city that prioritizes single occupancy vehicle travel. The build out and evolution of a city happens slowly based on incremental decisions that work towards a larger vision. The City of LA now has a vision to make travel safe and convenient for all modes. The first step in making a balanced transportation system is a basic acknowledgment that various modes of travel are of equal and important weight from a citywide standpoint. Some travel choices will work better than others in certain areas and the incremental decisions that will arise from this policy platform will need to be context sensitive with the larger goal still in mind.

Making changes in the built environment can, in turn, bring about dramatic shifts in behavior, such as increasing the distance someone is willing or able to walk. Today, we often get in the car even for local errands, because walking would entail negotiating a narrow, broken sidewalk with no tree canopy for shade; crossing a wide intersection with four or more lanes of fast-moving vehicles; and finally braving the vast parking lot in front of the store’s entry. But reimagine that walk now with a wider, smooth sidewalk lined with mature trees that provide shade; disabled access ramps and street calming features at the intersection to moderate vehicle behavior, reduce the crossing distance and increase the visibility of the pedestrian; and a store entrance made more accessible by including a well-marked pedestrian pathway or relocating the parking behind the store. Communities whose environment more closely resembles the second scenario have higher rates of pedestrian mobility, with all the associated benefits: lower rates of obesity, improved air quality, and more opportunities to encounter neighbors and friends.

3.2 People with Disabilities:

Accommodate the needs of people with disabilities when modifying or installing infrastructure in the public right-of-way.

Seemingly minor modifications such as adding curb cuts and audible signals at intersections, providing an occasional bench to rest at, and

ensuring that pathways are free of obstacles, can do much to increase the comfort and safety of all pedestrians, particularly those with disabilities⁶.

⁶ Federal Highway Administration California Division, Americans with Disabilities Act, (2013).

3.3 Land Use Access and Mix:

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

While the quality of the streetscape plays a large part in someone's decision to walk or not, so too does the proximity of the most commonly frequented neighborhood destinations, such as supermarkets and schools. A community with a mix of uses clustered close together makes it much easier for someone to accomplish a number of daily errands by walking or bicycling. Better still is when these uses are clustered around a transit station, offering people the opportunity to easily take care of errands on their way to work or home, without having to go out of the way.

Neighborhoods with frequent, reliable transit seven days a week are the ideal place to cluster uses and services so that area residents, students and/or employees can complete a number of errands within a single walk or bike trip. Likewise, it makes sense for land uses situated near major transit stops to be of the intensity and type that they attract a high number of transit riders. A major transit stop adjacent to a cluster of single family homes on 5,000 square foot lots or larger is not going to generate the same number of riders as a regional destination such as museum, university/college, shopping, office, or apartment complex. The greatest benefits of transit accrue when the greatest number of potential riders can be located within easy access of the transit service.

TOD Corridors

Transit-oriented development (TOD) has taken off in the City. However TOD refers to more than just the properties immediately adjacent to stations; the corridors themselves should be developed as destinations and job centers that add value to the area. Investing in elements such as first/last mile strategies, pedestrian-friendly street infrastructure, and bicycle parking increases the appeal and walkability of transit corridors. Corridors linked to transit have the capacity to accommodate greater densities of residential and commercial uses, while increasing access to transit connections.

3.4 Transit Services:

Provide all residents, workers and visitors with affordable, efficient, convenient, and attractive transit services.

Transit services, whether buses, trains, commuter shuttles, or paratransit, offer a mobility alternative for residents, employees, students and visitors who either do not have access to, or prefer not to use, a car.

The costs of car ownership are large; in addition to the cost of the vehicle itself, one must also factor in the costs of fuel, maintenance, parking, and insurance. For these reasons, a number of households in the City cannot afford to own a car or choose not to. Others may feel compelled to own a car, and consequently are forced to cut back on things such as housing, food, and health care, for example.

Compared to a private vehicle, transit is more affordable. However, in order for it to be a viable alternative, it should be reasonably reliable, efficient, convenient, safe, and comfortable. The more that our regional transit system meets this description, the better it will serve its existing customer base, and the more it will succeed at attracting new riders (especially those not driven by economic necessity). When private vehicles are no longer considered to be a necessity, the cost of living decreases and quality of life improves for everyone.

3.5 Multi-Modal Features:

Support “first-mile, last-mile solutions” such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops (transit stops) to maximize multi-modal connectivity and access for transit riders.

While many of our daily trips can be well served by transit, it is rare that one’s origin and destination are both located directly adjacent to a transit stop. In transportation planning, the issue of how to make these connections at the beginning and end of each journey is known as the “first-mile, last-mile” problem. As an analogy, a typical vehicle trip across the City involves driving on the freeway for most of the distance, but using local streets at the beginning and end. Similarly, a trip that utilizes a train to cover the largest leg of a journey may include a bike ride to reach the train station and a walk to reach the final destination.

A wide variety of solutions have been developed to meet first-mile, last-mile needs of transit users. The options run the gamut from simply enhancing the public realm around transit stations to encourage walking (sidewalks, street trees, street lights, wayfinding), to providing racks for bicycles on buses and trains, to bicycle share programs, taxis and car shares, and high-frequency local shuttle service. By providing a robust array of options, a variety of different needs can be accommodated, greatly increasing the number of destinations reachable by transit.

3.6 Regional Transportation & Union Station:

Continue to promote Union Station as the major regional transportation hub linking Amtrak, Metrolink, Metro Rail, and high-speed rail service.

Union Station has, since 1939, been the center of the region’s transportation system. Union Station serves as the hub for Amtrak, Metrolink, and Metro Rail trains, as well as numerous local and long-distance buses and the Flyaway shuttle to LAX. In the future, high-speed rail is expected to join this list as well. Currently, Union Station handles a combined total of about 60,000 boardings per day, and once all Measure R Projects are completed it is estimated that this number will exceed 100,000.

Metro, the agency which has owned and operated Union Station since 2011, is

currently developing a master plan for the area that will identify long-term strategies for improving multi-modal connections within the station, as well as enhancing the quality of its public spaces. The plan will also highlight mixed-use development opportunities on the 40-acre site, and propose ways to strengthen the station’s connections to the downtown core, the river, and surrounding neighborhoods. The vision is for a station that serves as an impressive gateway, one of the city’s foremost landmarks, and a destination in itself rather than simply a place to pass through.

3.7 Regional Transit Connections:

Improve transit access and service to major regional destinations, job centers, and inter-modal facilities.

In addition to the general principle of focusing neighborhood services and a mix of uses around transit stations – creating destinations around transit – an important parallel is improving transit service to the major regional destinations that already exist.

Currently, a number of the region’s foremost attractions have only limited transit service. These include: the Getty Center, the Valley Performing Arts Center, Griffith Park, Sepulveda Basin; Venice Beach, San Pedro, LAX, major sports venues, and major employment centers such as Century City. Because of the large numbers of trips associated with these places, improvements in transit service in these key locations could lead to significant mobility benefits.

Key Connections:

Sepulveda Pass/405 Corridor: While not an actual destination, the 405 Corridor through the Sepulveda Pass represents a vital connection between the San Fernando Valley and the West side of Los Angeles. It carries 331,000 cars daily⁷. Despite the freeway widening to make room for an HOV lane, both short-term and long-term transit options are urgently needed to provide drivers with an alternative to driving.

Los Angeles International Airport: Based off a 2006 passenger survey, 55% of individuals travel to LAX by private car, 11% by rental car, 10% by on-call shuttle or van, 9% by taxi, 3% by Flyaway, and 1% by transit⁸. Increasing the amount of transit access and service to LAX would offer a viable non-vehicular option. In addition to accommodating passenger service a new rail connection to LAX can assist a portion of the 50,000 employees that come to the airport for work.

North/South Connectivity: The continuation of the Crenshaw Light Rail line north to the Hollywood Bowl would expand area residents’, employees’ and visitors’ travel options. A visitor could arrive at LAX and travel directly north to Hollywood. The addition of this leg to Metro’s rail network would greatly contribute to the flexibility and fluidity with which travelers could move about the region.

Harbor Subdivision: The Harbor Subdivision, which is an existing freight rail corridor, provides an opportunity to improve the non-vehicular mobility of residents in the South Bay, Harbor, and southern portions of the City. The rail corridor can fit seamlessly into the regional transportation network, connecting to other existing stations (Green, Blue, Union Station), stopping at major destinations (Downtown LA, LAX), and providing rail service where it is currently lacking (South LA, South Bay cities).

⁷ [http://media.metro.net/images/Route%201-405%20\(107KB\).pdf](http://media.metro.net/images/Route%201-405%20(107KB).pdf)

⁸ <http://www.lawa.org/uploadedfiles/lax/pdf/2006LAXPassengerSurveyFinal.pdf>

Employment Centers: Employment hubs in the city, such as Warner Center, Downtown, Century City, and Hollywood experience greater-than-average levels of congestion because of the density of employees working there. Transit access to not only these hubs, but future sites of clustered employment in the city, require adequate transit access and service.

Educational Institutions: There are numerous universities and colleges across Los Angeles that would benefit from improved transit access. While there are current examples of those that have convenient transit access near their sites (e.g., Expo Line to USC, Blue Line to LA Trade Tech, Orange Line to Valley/Pierce College, Metrolink to Cal State LA), there are still many institutions that could benefit from better service and access.

Parks and Recreation Centers: Iconic places as Venice Beach and Griffith Park are only a few of Los Angeles’ many parks and recreational centers. As important places of leisure and community, all of Los Angeles’ parks and rec centers require better transit access.

Hospitals: The city’s many hospitals play an important role not only with regard to

our health care needs, but also in terms of our economy. Nationally, hospitals create over 2 trillion dollars in economic activity⁹.

Shopping Centers: Los Angeles’ many retail attractions generate valuable sales tax revenue and foster social gatherings. Providing better transit access and service to these attractions would help contribute toward the economic viability of our city by providing consumers with an alternative means of travel.

Sports Venues: Special attention should be paid to large sporting events to offer additional transit service before and after games. For example, Metro operates a dedicated shuttle bus service (Dodger Stadium Express) from Union Station to Dodger Stadium before the game, and vice-versa afterwards. Also, rail line schedules should be tailored to absorb the additional demand for riders traveling to attend Lakers/Clippers/Kings and USC/UCLA games. These special accommodations, especially when well publicized can provide much-needed congestion relief when a game or event begins close to, or during, the evening rush-hour.

Bicycle Parking Ordinance

In 2013, the City adopted a new Bicycle Parking Ordinance. The Ordinance expands bicycle parking requirements for new developments and additions, and establishes design standards. It also includes a provision allowing bicycle parking to substitute for up to 30% of required automobile parking.

Bicycle Parking as Public Art

Bicycle racks can be designed so that they are not only functional, but also sculptural – works of art that contribute to placemaking and add visual interest to the streetscape. “Bicycle Stops Here” was a cooperative project of the Community Redevelopment Agency (CRA), Southern California Institute of Architecture (SCI-Arc), and the Los Angeles Department of Transportation (LADOT). The project included the development of functional works of art at 10 different locations that can be used as bicycle racks.

⁹ www.aha.org/content/00-10/2010econcontrib.pdf

“Our streets are our largest public asset. They occupy 15% of Los Angeles’ total land area and serve as our City’s circulation system. We need them to also foster community by providing places to gather and enjoy.”

-Mayor Eric Garcetti, 2014

3.8 Bicycle Parking:

Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

Just as the availability of vehicle parking at a destination influences one’s decision about whether or not to drive there, so too does the availability of bicycle parking

play a major role in making bicycling an attractive option. With the knowledge that there will be a place to safely and conveniently secure his/her bicycle for the duration of a visit, a bicyclist is much more likely to ride. Conversely, fear of theft and difficulty finding suitable parking discourage the use of bicycles for commuting and errands.

Outdoor bicycle racks are the most basic and most common parking option. These should be located as close as possible to building entrances, without obstructing pedestrian pathways, and should ideally be sheltered and well-illuminated. Educating riders on the proper ways to secure their bicycle reduces the likelihood of theft. Bicycle lockers and indoor bicycle parking offer a greater level of security, as well as protection from the elements. Regardless of the type of facility, bicycle parking should be easy to locate; signage is helpful.

The Los Angeles Department of Transportation (LADOT) Sidewalk Bike Parking Program installs bicycle racks in the public right-of-way at the request of local business owners or citizens¹⁰. Metro also provides bicycle racks and/or lockers at most transit stations, facilitating the use of bicycles for first- and last-mile connections. Metro is planning to open its first “Bike Hubs” in 2015, facilities which will provide secure indoor parking along with repair stands, air pumps, and other tools and resources. Similar facilities already exist in a number of other cities in Los Angeles County¹¹.

¹⁰ <http://www.bicyclela.org/Parking.htm>

¹¹ <http://www.metro.net/bikes/>

3.9 Increased Network Access:

Discourage the vacation of public rights-of-way.

A street vacation is a term used to describe the process that turns public streets over to private property. While a vacation provides greater control and responsibility of the space to the adjacent property owner, the vacation process reduces access for all modes of travel. Streets, alleys, stairways, and other public right-of-ways play an important role in the City's mobility system by facilitating better connectivity.

Increased network access improves the mobility of travelers by breaking up long blocks and providing short-cuts that reduce the distance required to get from one point to another.

3.10 Cul-de-sacs:

Discourage the use of cul-de-sacs that do not provide access for active transportation options.

Traditional cul-de-sacs are designed with the intention of excluding through traffic and reducing street connectivity. This reduced network connectivity has greater impacts on pedestrians and bicyclists, as the increased trip distances discourage active modes of transportation.

A daylighted cul-de-sac is an alternative to the conventional closed-off design. Daylighting refers to the modification of a dead end street to allow for pedestrian and bicycle through access. In addition, there are a number of design tools available in the Complete Streets Design Guide to reduce and calm through traffic within neighborhoods.

CicLAvia

Organized by a non-profit group in collaboration with the City of Los Angeles, CicLAvia is a day-long event in which selected streets are closed to motorized traffic and opened to people. The event is not a “race,” as there is no designated start or finish point and movement flows in both directions along the route. Besides riding bicycles, people participate in many different ways: running, rollerblading, walking dogs, picnicking, and socializing. A variety of impromptu events and performances take place along the route. The first Ciclovía took place in Bogotá, Colombia, over thirty years ago.

People St.

People St. is program designed to facilitate partnerships between the community and the City to implement projects that transform under-used areas of street into high-quality public space. The program operates as a public-private partnership. Each project requires the active participation of neighborhood sponsors to identify a site, conduct outreach, and raise funds for implementation and maintenance.

The first People St. demonstration project, Sunset Triangle Plaza, debuted on Griffith Park Boulevard in Silver Lake in March 2012. A one-block stretch of the street has been closed to traffic and is filled with café tables and chairs, planters, a bike corral, and a basketball hoop. The plaza has hosted events including summer movie nights and a weekly farmers market. Evaluation studies on the pilot have found increased revenues for local business owners.

3.11 Open Streets:

Facilitate regular “open street” events and repurposing of the public right of way.

In many of the City’s neighborhoods, open space is in short supply. Only 52% of the City’s residents live within walking distance (1/2 mile) of a park, compared to 98% in San Francisco, 96% in New York, and 90% in Chicago¹². In a city where public gathering spaces are at a minimum, creative solutions have to be employed. The flexible

nature of complete streets can allow an underutilized space to be converted to other uses fitting to the situation.

Short-term repurposing of streets for non-vehicular purposes can be a highly effective means of encouraging people to get outside, promoting both physical activity and social connections.

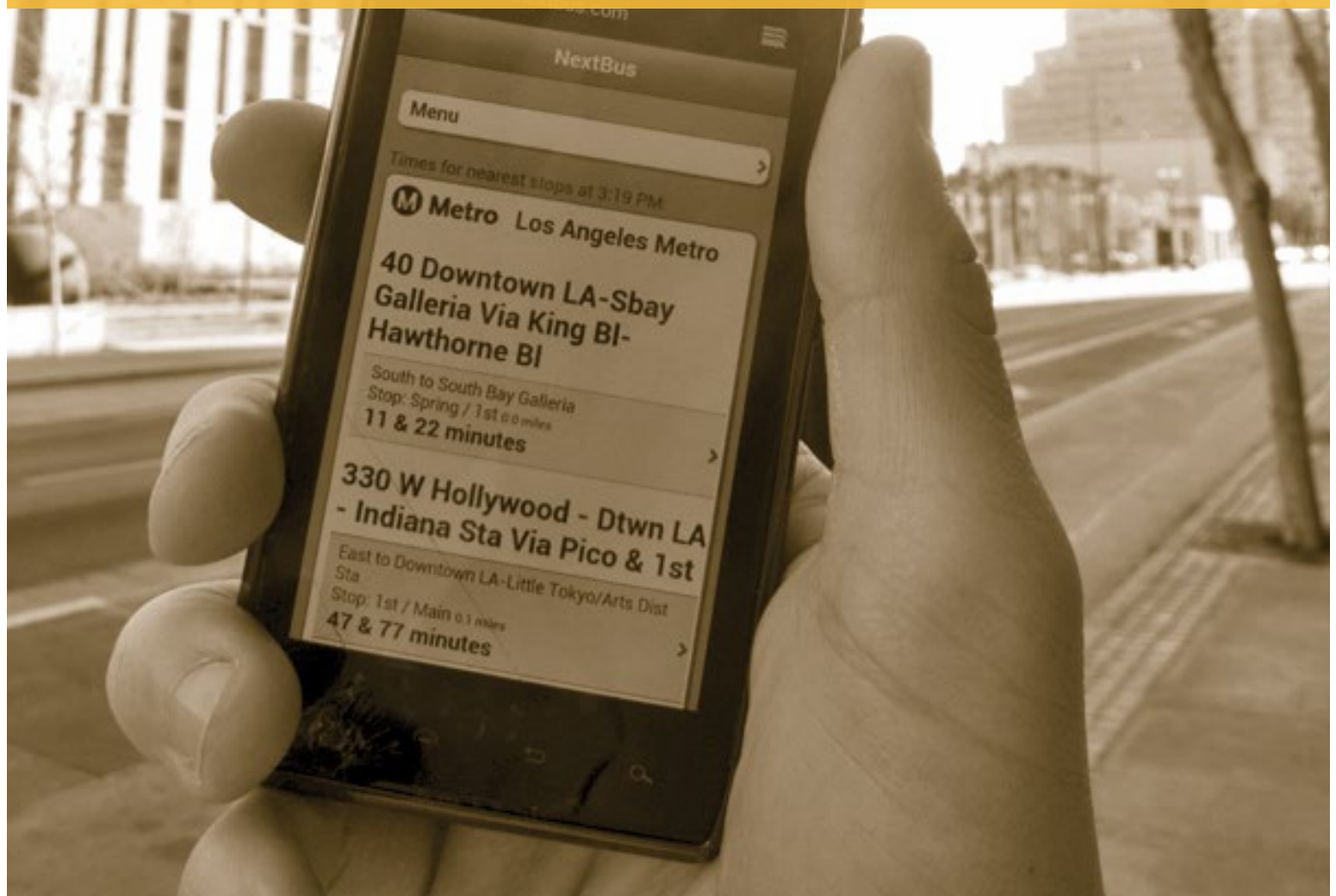
¹² The Trust for Public Land, Center for City Park Excellence, “2012 City Park Facts”

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Collaboration, Communication & Informed Choices

Chapter 4

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Collaboration, Communication + Informed Choices

Real time information, open source data, transparency, monitoring, reporting, departmental and agency cooperation, database management, parking options, loading and unloading, goods movement

Discussion

Whether it is providing information about the cost and availability of a public parking space, the arrival of the next bus, or the current speeds on a freeway, real-time technology is changing the way we think about our travel. In recent years, the advent of mobile phone applications has resulted in better management of travel decisions due to the predictability that real-time technology provides. The impact of new technologies on our day-to-day mobility demands will continue to become increasingly important in the future.

The amount of information made available by new technologies must be managed responsibly in the future. It is not enough to merely produce the data. It must be stored, organized, and made accessible in user-friendly formats so that it can be queried and utilized without complication. As we dive into the next 20 years, information dissemination and new technologies will play a major role in our communities by creating a culture of more educated, informed users.

Improved mobility through communication is not limited to technological innovations. New signage and traditional forms of media



will continue to play an important role in wayfinding and providing place-based information on things such as parking availability, bike facilities, and local destinations.

Understanding the role that technology plays in our transportation needs is crucial to building better communication channels across the city. Whether it is

communication between people and government, the private and public sector, or amongst various government agencies, effective communication will be paramount in streamlining processes at every level. More importantly, technology will be a vital tool for collaboration, ensuring that the policies and programs guiding our region's future are closely coordinated and intelligently integrated.

Objectives

- Provide real-time information at all major transit stations by 2020.
- Implement coordinated wayfinding at all major transit stations by 2035.
- Implement wayfinding along all segments of the completed Bicycle Enhanced Network by 2035.
- Install street parking occupancy detection capability at 50% of on-street parking locations by 2035.
- Coordinate communication with regional transportation agencies and neighboring jurisdictions.

Policies

- 4.1 New Technologies
- 4.2 Dynamic Transportation Information
- 4.3 Fair and Equitable Treatment
- 4.4 Community Collaboration
- 4.5 Improved Communication
- 4.6 Data-Driven Prioritization of Projects
- 4.7 Performance Evaluation
- 4.8 Transportation Demand Management Strategies
- 4.9 Transportation Management Organizations
- 4.10 Public-Private Partnerships
- 4.11 Cohesive Regional Mobility
- 4.12 Goods Movement
- 4.13 Parking and Land Use Management
- 4.14 Wayfinding
- 4.15 Public Hearing Process

4.1 New Technologies:

Support new technology systems and infrastructure to expand access to transportation choices.

The way we move continues to change as technology evolves. Cities need to be prepared to adapt to technological advances as they come – from the newest mobility smartphone app to transportation technology systems that cannot be fathomed in the present

day. Encouraging new technology that expands our mobility options involves being open to adapting current infrastructure, whether physical or procedural, to support the new ways we will move in the future.

4.2 Dynamic Transportation Information:

Support a comprehensive, integrated transportation database and digital platform that manages existing assets and dynamically updates users with new information.

Informed users create a cleaner, smarter, and more efficient transportation system. Information regarding road closures, traffic conditions, and arrival times for public transit is important for making better, smarter travel choices. This information affords individuals more flexibility to adjust their travel choices as changes occur in real-time.

A wide variety of relevant transportation data already exists; however, it is

scattered across many different sources and sometimes is not easily available. By utilizing emerging spatial and communication technologies, a dynamic, comprehensive transportation database and digital platform could seamlessly manage and share, in real-time, the many types of data gathered locally. In addition to real-time information, the system could use historical trends to predict near-future conditions.

4.3 Fair and Equitable Treatment:

Assure the fair and equal treatment of people of all races, cultures, incomes and education levels with respect to the development and implementation of citywide transportation policies and programs

Keeping open communication lines between the City and its residents is crucial. In order to facilitate the fair and equal treatment of its residents, the City should strive to inform and involve environmental justice groups, community-based organizations, and all concerned residents in the planning and

monitoring process of new and ongoing transportation policies and programs. Soliciting and incorporating resident feedback will contribute toward citywide transportation policies and programs that emphasize the fair distribution of resources as well as equitable outcomes.

4.4 Community Collaboration.

Continue to support the role of community engagement in the design outcomes and implementation of mobility projects.

Community engagement is important to every stage of the planning phase. As projects get implemented in the City, continued engagement will be

valuable in finding context sensitive solutions in various communities that may value different results.

4.5 Improved Communication:

Facilitate communications between citizens and the City in reporting and receiving responses on non-emergency street improvements.

An open communication platform where citizens have a venue to input street improvements allows for a transparent catalogue that is easily accessible for both the front and back end users.

In March, 2013, the City released a mobile phone app titled “MyLA311” that allowed residents to submit service requests for potholes, graffiti, broken street lights, and fallen trees in their communities.

4.6 Data-Driven Prioritization of Projects:

Make the most of limited financial resources by utilizing data to prioritize transportation projects based upon safety, public health, equity, access, social benefits, and/or economic benefits.

A data-driven process that identifies a potential list of projects that will have the most impact based on certain criteria is important to making the most of our limited transportation dollars. Because financial resources are constrained, it is important to strategically prioritize improvements to the City's transportation network. Preference can be given to integrated projects that achieve multiple objectives and benefits. Besides being a more efficient use of resources, multi-benefit projects can potentially tap into a larger number of funding sources.

This approach will require considering a wider array of data beyond vehicular throughput, which has traditionally been a primary factor guiding transportation investments. A more comprehensive set of criteria should account for the full range of benefits and impacts associated with any given investment.

Great Streets Initiative

Variations of the Great Streets Program have been implemented in cities throughout America to boost the local economy through streetscape projects, street/sidewalk maintenance, green street enhancements, grant opportunities for small businesses, and financial incentives for new projects. By focusing improvement and enhancement projects on key streets and districts, cities are able to effectively invest limited funds. For example, Washington, D.C. launched a \$116 million Great Streets program to catalyze redevelopment along major commercial corridors through small business grants (up to \$85,000) and tax increment financing zones in retail priority areas¹³.

¹³ The District of Columbia, Great Streets Program, <http://greatstreets.dc.gov/node/382392>

4.7 Performance Evaluation:

Evaluate performance of new transportation strategies through the collection and analysis of data.

Data collection, analysis, and monitoring are instrumental to the smart investment in, and development of, programs and strategies that will improve the Citywide transportation system. Information such as collision rates, traffic flows, ridership rates and roadway capacities are quantifiable factors that reflect the overall effectiveness of a program; consistently tracking the progress and performance of new changes to a system (such as added bicycle lanes or new transit lines) allows for refinements to be made to improve the existing system.

Much of the transportation data that monitors traffic flows during peak travel times, ridership rates on various transit lines, and collision rates is collected by LADOT and Metro and is used to analyze the performance of roadway and highway improvements, new transit lines, and increased service. Such monitoring, tracking, and performance review is central to the implementation of programs that diversify the City's transportation system to include pedestrians, bicycles, transit, and vehicles; they provide hard numbers and statistics over time that can support investment in multi-modal transportation systems.

In the past, the City has focused much of its transportation funds on the improvement of roadway for motorized vehicles. However, the growing problem of traffic congestion, air pollution, and decreasing quality of life has created an impetus for new and

In June 2013, the City opened the first segment of the Wilshire BRT Project; the 12.5 miles of peak period curbside bus lanes is expected to increase transit ridership between 15 and 20 percent. The conversion of curb lanes to peak period bus only lanes is anticipated to increase person throughput between 1,725 to 1,800 persons per lane per hour for buses in each curbside bus lane, compared to the maximum of 1,056 persons per lane per hour (based on 800 cars per lane per hour with an average of 1.32 persons/car).

The Exposition and Crenshaw Lines reflect a smart investment in transportation infrastructure that is expanding the Citywide transportation system and extending transit access and connections to a wider demographic of users. With ten new stations open as of 2012, the Expo Line includes areas of high population and employment densities, provides service to a transit dependent yet underserved community, will relieve peak hour congestion along traffic heavy east-west corridors, and is forecasted to capture a high level of population and employment growth (according to 2020 forecasts by SCAG).

innovative strategies that reimagine the City's transportation future. Examples of new strategies include:

- The use of data collected through bicycle and pedestrian counts tracks the increase in non-motorized

travel (citywide)¹⁴ that can be used to improve bike and pedestrian infrastructure on heavily used streets.

- LADOT's shared lane markings study measured the changes in driver and bicycle interactions; that sharrows improved driver behavior¹⁵.

14 Los Angeles County Bicycle Coalition LACBC. (2009). LA Bike Count Results. www.la-bike.org.

15 LADOT. (2011). Shared Lane Marking Study Final report June, 2011. [Ladot.lacity.org](http://ladot.lacity.org).

4.8 Transportation Demand Management Strategies:

Encourage greater utilization of Transportation Demand Management (TDM) strategies to reduce dependence on single occupancy vehicles.

In the City of Los Angeles, 67% of commute trips are made by single-occupancy-vehicles¹⁶. The percentage of commuters who carpool has been steadily declining since the 1970s, mirroring a national trend¹⁷. Single occupancy vehicle travel has contributed to severe delays in traffic congestion, among other problems.

A variety of programs and strategies, which are collectively referred to as Transportation Demand Management (TDM), can reduce the percentage of commuters who drive alone by raising awareness of available alternatives, and offering incentives to make those alternative more attractive options.

The elements of a TDM program are already in place today among major employers. The City of Los Angeles' TDM Ordinance (LAMC 12.26.J), adopted in 1993, mandates that businesses that exceed certain square footage thresholds must implement certain TDM measures. Similarly, the South Coast Air Quality Management District's Rule 2202 requires that employers with more than 250 employees at a worksite implement an emission reduction

Transportation Demand Management (TDM) Program Elements

- Telecommuting
- Carpool/Vanpool
- Unbundled parking/ parking cash out
- Transit pass subsidy
- Bicycle facilities (parking/lockers)
- Parking for rideshare/ carshare users
- Parking for scooter/moped/ motorcycle users
- Transportation information center
- Guaranteed ride home
- Flex work hours
- Commuter club (various benefits and incentives)

program designed to reduce vehicle miles travelled (VMT) and/or increase average vehicle ridership (AVR)¹⁸.

¹⁶ 2007-2011 American Community Survey 5-Year Estimates, Los Angeles City

¹⁷ SCAG 2012 RTP-SCS, p. 23-4

¹⁸ <http://www.aqmd.gov/trans/rideshare.html>
<http://www.aqmd.gov/rules/reg/reg22/r2202.pdf>

- **Telecommuting (employees):** Telecommuting programs give employees the flexibility to work from home as opposed to in an office that they would have to travel to. Individually, the benefits of working from home can yield more productive results, as it allows for work to be done within the comforts of one's own home and affords more flexibility in one's personal schedule. Moreover, employees also bypass the stress and costs (e.g. gas, car maintenance, etc.) of having to commute, especially during the rush hour.
- **Telecommuting (employers):** Employers can also benefit from telecommuting programs. By promoting flexible work schedules, they can cut down on the amount of employee absences and tardies that occur from long-distance commutes or morning traffic. Additionally, telecommuting can compensate for a company's limited office space, equipment, and resources that employees may already have at home.
- **Carpool/Vanpool:** Users that utilize carpool and vanpool services save money on gas and parking costs. In addition, they can reap the time benefits of a carpool lane and help improve overall air quality from fewer greenhouse gas emissions.
- **Unbundled parking/parking cash out:** A "parking cash out" program can help reduce the amount of solo drivers by requiring employers to offer their workers the option of accepting a cash payment in lieu of a subsidized parking space¹⁹. A 1997 study revealed that a parking cash out program implemented by eight employers resulted, on average, in a 12% reduction in vehicle emissions²⁰.
- **Transit pass subsidy:** An employer-subsidized transit pass program can help promote alternative modes of transportation amongst employees or residents, especially in areas with limited parking availability. At the same, it reduces the amount of cars on the road and can save the user money on car-related expenses.
- **Bicycle facilities (parking/lockers):** Adequate bicycle parking is important because it encourages more bike trips. The inability to find bike parking can discourage bicyclists from making the trip at all, or alternatively, convince them to drive instead.
- **Parking for rideshare/carshare users:** Special parking accommodations for rideshare/carshare users not only make these services more attractable, but also diminish the need to purchase one's own car.
- **Parking for scooter/moped/motorcycle users:** Compared to regular car parking, parking for scooters, mopeds, and motorcycles take up less space that could be used to accommodate more single-occupancy users.
- **Transportation information center:** A transportation information center would assist residents, employees, and visitors with information on transit schedules, commute planning, ridesharing, telecommuting, taxis, para-transit, on-site services, and bicycle and pedestrian routes and facilities.
- **Guaranteed ride home:** A Guaranteed Ride Home (GRH) plan ensures that participating employees that do not drive to work will have access to an emergency ride service when needed. For example, this service can be utilized during the day in cases of a family emergency, or at night if employees are asked to work late into the evening past the hours that their transit service operates.
- **Flex work hours:** Flexible work hours, or "flextime," allows employees to arrive and depart outside of traditional peak-time hours. Flexible work hours help promote trips (especially vehicle trips) during non-peak hours, when roads are less congested.
- **Commuter club (various benefits and incentives):** Members of commuter clubs (i.e., individuals that choose not to drive) can benefit from many transportation services, such as subsidized vanpool or transit passes, discounted daily parking permits, carshare credit, and many more.

¹⁹ <http://www.arb.ca.gov/research/apr/past/93-308a.pdf>

²⁰ <http://www.arb.ca.gov/research/apr/past/93-308a.pdf>

4.9 Transportation Management Organizations:

Partner with the private sector to foster the success of Transportation Management Organizations (TMOs) in the City’s commercial districts.

Because our City’s commercial districts serve as major employment hubs, they face many transportation challenges that warrant specific demand management and mitigation strategies.

Transportation Management Organizations (TMOs) are nonprofit organizations comprised of private employers, property owners, and developers who work together to educate local employees about the benefits of alternative commuting solutions. TMOs function in much the same way as TDM programs, but at the larger scale of a district, rather than an individual workplace. By assuming responsibility for the operation of these programs, TMOs make it easier for smaller businesses to offer TDM benefits to their employees.

In the City of Los Angeles, the Warner Center and Century City TMOs effectively work toward improving the traffic conditions and mobility options for employees in their respective areas. Their efforts provide other commercial districts in the City with a blueprint on how to manage and implement the many facets of a successful TMO.

Warner Center TMO

The Warner Center TMO in the San Fernando Valley has developed successful transportation programs that have resulted in better, more efficient circulation in the area. Created in 1988, the nonprofit coalition has developed

a robust corporate membership that includes over 30,000 employees. Currently, nearly 1 in 3 Warner Center employees participate in ridesharing, which is considerably more than the regional average. Over the years, the Warner Center TMO has worked to acquire and maintain bicycling-related amenities, bus transit service from multiple agencies (including the Metro Orange Line), a comprehensive vanpool fleet, and a convenient carpooling database. In addition, the TMO works closely with commercial property owners to track ridesharing statistics and travel patterns, in order to meet long-term trip reduction goals.

Century City TMO

Century City TMO’s web-based platform, Commute 90067, allows companies and their employees to log trips and accumulate points based on ridesharing participation and the number of miles saved from reduced trips. Companies and individual employees can track their commute behavior and see how they rank amongst their Century City peers. The TMO’s useful trip planner feature allows commuters to compare the cost, time, distance, and carbon footprint of their trips in order to help them make the best travel decision. Additionally, the TMO sets an overall “smart commute” goal for all its members to collectively strive for and publicly displays their progress toward that goal on their website.

4.10 Public-Private Partnerships:

Encourage partnerships with community groups (residents and business/property owners) to initiate and maintain public rights-of-way enhanced projects.

The successful planning and implementation of future projects will hinge on the critical partnerships forged between the City and its citizens. Through public-private partnerships, the public sector teams up with the private sector and/or community-based groups on new projects that would otherwise be difficult to undertake single-handedly. For instance, the 2012 unveiling of the Sunset Triangle Plaza in Silver Lake has proven how the City and local community groups can work collectively to bring new, exciting projects to fruition in a shorter time period. A partnership that mutually emphasizes transparent, conscientious decision making at every step of the process will ultimately yield successful, long-standing projects.

The City can continue to build and maintain strong partnerships with local

community groups in a collaborative effort to develop new projects and sustain their long-term viability. These partnerships will allow both parties to carve out a unified vision for projects from the outset. Additionally, they will also help accelerate project timelines by ensuring that the associated risks and responsibilities will not fall squarely on only one party's shoulders. For example, potential issues related to liability insurance, financing mechanisms, and facility management will be negotiated early on by both parties. Moreover, the success of these partnerships will rely on strong leadership from elected officials and community leaders that will see the development process through its entirety and ensure the long-term sustainability of these projects.

4.11 Cohesive Regional Mobility:

Communicate and partner with the Southern California Association of Governments (SCAG), Los Angeles County Metropolitan Transportation Authority (Metro), adjacent cities and local transit operators to plan and operate a cohesive regional mobility system.

Most people's daily journeys take them across multiple jurisdictional boundaries. For a transportation system to serve their needs effectively, it must work seamlessly. This can only be accomplished through close cooperation between government agencies representing cities and counties throughout the region, along with relevant state and federal partners.

These partnerships must emphasize the importance of having clear communication lines, so as to avoid duplicative services, bureaucratic roadblocks, and conflicting visions. Regularly scheduled coordination

meetings between agencies can help ensure that all parties are on the same page. Agencies would also benefit from a web-based application designed to keep all parties up-to-date on the status and timeline of ongoing projects.

Moreover, each agency and department should recognize that data and research produced internally could also be valuable to their partner agencies in accomplishing shared goals. The unobstructed sharing of expertise across jurisdictions will benefit the region as a whole and allow transportation projects to avoid unnecessary delays.

4.12 Goods Movement:

Increase public awareness about the importance and economic value of goods movement in the Los Angeles region.

Goods movement represents a vital component of our regional economy. Industries directly and indirectly dependent on goods movement (e.g., manufacturing, wholesale trade, retail trade, construction, warehousing) account for over a third of Southern California's jobs and a third of our region's gross domestic product²¹. These industries are expected to grow substantially in the next 20 years, as greater consumer demand is expected to follow increases to population and employment figures²².

The Ports of Los Angeles and Long Beach make up the nation's largest container port complex, moving 43% of the nation's containerized cargo²³. In 2012, the ports collectively handled nearly \$384 billion worth of cargo, or more than \$1 billion per day. In addition, both ports generate billions in local and state tax revenue annually²⁴.

21 <http://rtpscs.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf>

22 <http://rtpscs.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf>

23 http://www.octa.net/pdf/goods_facts.pdf

24 http://portoflosangeles.org/pdf/POLA_Facts_and_Figures_Card.pdf

4.13 Parking and Land Use Management:

Balance on-street and off-street parking supply with other transportation and land-use objectives.

Parking in Los Angeles is a crucial, but often overlooked element of the larger mobility system in the City and region at large, with significant implications for travel behavior as well as urban form.

An oversupply of parking can undermine broader, regional goals of creating vibrant public spaces and a robust multi-modal mobility system.

An abundance of free parking has the effect of incentivizing automobile trips and making alternative modes of transportation relatively less attractive.

Moreover, parking consumes a vast amount of space in the urban environment, land which could otherwise be put to any number of valuable alternative uses. Large parking lots create significant environmental impacts, detract from neighborhoods' visual quality, and discourage walking by increasing the distances between services and facilities.

When planning for parking-related needs, it is important to consider ways of effectively managing parking demand. By appropriately pricing short-term on-street and off-street parking, mobility needs can be accommodated while reducing adverse impacts.

4.14 Wayfinding:

Provide widespread, user-friendly information about mobility options and local destinations, delivered through a variety of channels including traditional signage and digital platforms.

First-time visitors and long-time residents alike depend on wayfinding signage to navigate through the city. The essential function of wayfinding is to facilitate reaching one's destination by indicating directions and distances. The most effective wayfinding not only serves this purpose, but also provides information on alternative ways of getting there, and highlights additional points of interest along the way. When designed well, wayfinding can enhance one's surroundings and contribute to a neighborhood's civic pride and unique sense of place, in addition to providing information.

Wayfinding should be a ubiquitous element of the cityscape so as to always be readily accessible. It is particularly important in and around key destinations; along major corridors and at intersections; and at multi-modal mobility hubs such as transit stations.

In addition to traditional signage, technology serves an increasingly valuable in wayfinding, enabling directions to be individually customized, and delivering a wealth of place-based information.

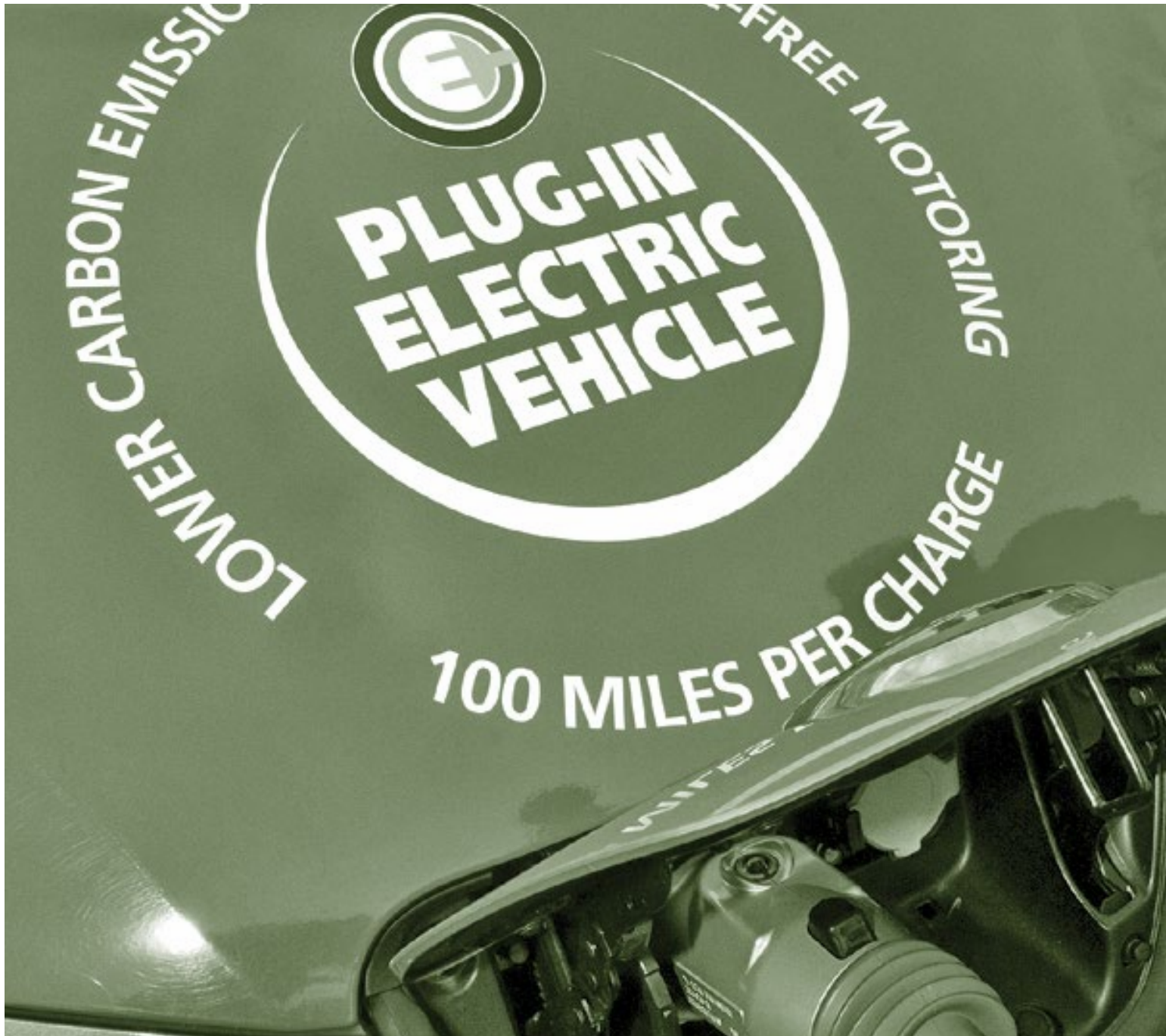
4.15 Public Hearing Process:

Require a public hearing for the proposed removal of an existing or designated bicycle lane or path.

Open communication in changes to a still nascent network of bikeways

benefits stakeholders and maintains the integrity of the long range vision of our transportation system.

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Clean Environments and Healthy Communities

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Clean Environments and Healthy Communities

Environment, public health, clean air, clean fuels and fleets

Discussion

Transportation is deeply implicated in the health of both human beings and natural systems. Mobility directly impacts human health and wellness, both physical and mental. Active transportation modes such as bicycling and walking can significantly improve personal fitness and create new opportunities for social interaction, while lessening impacts on the environment.

The transportation sector is by far the largest source of greenhouse gas (GHG) emissions and the largest consumer of energy. Transportation is also among the most significant sources of air, water, and noise pollution in the urban environment.

Air Pollution

Despite significant improvements in the last several decades, the Los Angeles region continues to suffer from the worst air quality in America²⁵. Los Angeles residents are at greater risk for asthma attacks, heart attacks and premature deaths due to air pollution. The Los Angeles Basin is uniquely predisposed to poor air quality, as atmospheric inversions and the surrounding mountain ranges trap air pollutants.

Researchers estimate that air pollution is responsible for more than 7,500 premature deaths per year in the Los

Angeles metro area, of which more than 2,000 can be attributed to vehicle emissions alone²⁶. Statewide, vehicle emissions result in more than twice as many premature deaths as car crashes²⁷. The economic impact of this public health burden is estimated at \$22 billion per year in the South Coast Air Basin (in lost days at work, lost days at school, health care, and premature death)²⁸.

Increases in both the regional population and the stringency of federal air quality standards will pose a significant challenge to cities throughout Southern California. As of August 2013, the South Coast Air Basin is in non-attainment of federal standards for three of the six

criteria pollutants: ozone, lead, and fine particulate matter (PM2.5). Under the Clean Air Act, non-attainment areas are required to develop implementation plans outlining specific measures they will take to reduce pollution levels sufficiently to meet the standards. Additionally, all federally supported highway and transit project activities in non-attainment areas are required to demonstrate that they will not cause new air quality violations, worsen existing violations, or delay timely attainment of the standards²⁹. The AQMD's 2012 Air Quality Management Plan focuses on bringing the Basin into attainment with the 24-hour PM2.5 standard³⁰.

In addition to the National Ambient Air Quality Standards (NAAQS) established by the U.S. EPA, the state of California

14 <http://www.stateoftheair.org/2013/city-rankings/most-polluted-cities.html>

26 Caiazzo, Fabio, et al. "Air pollution and early deaths in the United States. Part I: Quantifying the impact of major sectors in 2005." *Atmospheric Environment* (2013).

27 <http://www.fars.nhtsa.dot.gov/States/StatesCrashesAndAllVictims.aspx>

28 Vision LA, 3

29 2012 Air Quality Management Plan (AQMP), 4-14

30 South Coast AQMD, 2012 Air Quality Management Plan (AQMP), ES-5

has set standards for certain pollutants (such as particulate matter and ozone) which are more stringent than the corresponding federal standards. California has also set standards for some pollutants that are not addressed by federal standards.

In 2010, transportation accounted for more than 34% of California's greenhouse gas emissions, the largest by far of any sector³¹. 80% of the transportation-related emissions come from passenger vehicles, equivalent to 160 million tons of carbon dioxide per year³².

Water Pollution

Urbanization and community development patterns have degraded Los Angeles' local water resources over time in two ways. One is the physical alteration of creeks and streams when they were channelized or buried underground so that development could occur on top of them. This prevents natural ecological and water purification processes from occurring. The second is the runoff from impermeable surfaces, such as streets and parking lots. This increases the volume of water in the creeks and streams during storm events, which makes restoring a natural condition in those waterways difficult. It is also the most the most significant source of water pollution in local rivers and beaches.

When rain falls on paved surfaces, it picks up an array of pollutants, including pesticides and fertilizers, oil and automotive fluids, heavy metals, animal waste, and litter, before entering the storm drain system. This water is not treated before being released into the ocean, and as a result, Los Angeles

County is home to 7 of the 10 most polluted beaches in California³³. These pollutants endanger the health of plants and animals that inhabit local ecosystems, as well as humans who engage in recreational water based activities.

“Green infrastructure” and “low impact development” rethink how streets and parking lots are designed. These approaches have the potential to address many problems in the urban environment simultaneously – reducing water pollution levels, flooding problems, and the urban heat island effect; increasing local groundwater supplies; and improving habitat quality and aesthetics³⁴.

Noise Pollution

Automobile and truck traffic is a leading source of noise in the urban environment, increasing stress levels and reducing quality of life. In contrast, non-motorized modes of transportation such as walking and bicycling generate little or no noise.

Human Health

A 2004 analysis found that each additional hour spent in a car per day was associated with a six percent increase in the likelihood of obesity³⁵. Walking to transit or biking adds a fitness element to an everyday routine.

Long commutes can also take a toll on mental health – each hour spent alone in a car is an hour not spent with friends or family. Commuters ensconced in their own cars are deprived of opportunities for serendipitous encounters with neighbors, of the sort that happens on a sidewalk. The stresses associated with commuting can occasionally manifest in episodes of “road rage.”

31 <http://www.arb.ca.gov/cc/inventory/data/graph/graph.htm>

32 http://www.arb.ca.gov/cc/inventory/data/tables/ghg_inventory_scopingplan_00-10_2013-02-19.pdf

33 http://www.nytimes.com/2013/04/08/us/los-angeles-plan-to-turn-pollution-into-drinking-water.html?_r=0

34 *TreePeople, Second Nature: Adapting L.A.'s Landscape for Sustainable Living*, <http://www.treepeople.org/sites/default/files/images/learn/Second%20Nature%20.pdf>

35 SCAG 2012 RTP-SCS, 30

Objectives

- Decrease VMT/capita by 5% every five years, 20% by 2035.
- Meet a 9% per capita GHG reduction for 2020 and a 16% per capita reduction for 2035 (SCAG RTP).
- Convert 100% of City fleet to renewable fuels by 2020.
- Convert 100% of City refuse collection trucks and street sweepers to renewable fuels by 2020.
- Reduce transportation-related energy use by 95% and reduce maintenance requirements of City vehicle fleet.
- Reduce port-related diesel particulate matter emissions by 77%, NOx by 59%, and SOx by 93% by 2023, relative to 2005.
- Reduce the number of unhealthy air quality days to zero by 2035.
- Reduce the pollutant load of stormwater runoff to meet Total Maximum Daily Load standards.

Policies

- 5.1 Sustainable Transportation
- 5.2 VMT
- 5.3 Alternative Metrics
- 5.4 Clean Fuels and Vehicles
- 5.5 Green Streets

5.1 Sustainable Transportation:

Encourage the development of a sustainable transportation system that promotes environmental and public health

A healthy transportation system complements a healthy city by allowing people to make more environmentally sustainable and physically beneficial transportation choices. To do that, other options like walking, biking, and transit have to be seen as a safe, attractive, and

convenient mode choice. Giving people real options to make healthy choices by putting the same thought and investment into making walking, biking, and transit a viable option is key to improving the health of the City and the people who live here.

5.2 VMT:

Support ways to reduce vehicle miles traveled (VMT) per capita.

Greenhouse gas (GHG) emissions are closely correlated with Vehicle Miles Traveled (VMT)³⁶. Reducing VMT is therefore an important component of the overall strategy to reduce GHG emissions. Efficient fuels and alternative vehicle technologies, which produce fewer GHG emissions per mile traveled, are another component.

Reducing VMT requires a combination of sustainable approaches working together:

- Land use policies aimed at shortening the distance between housing, jobs, and services can reduce the need to travel long distances on a daily basis
- Offering more attractive non-vehicle alternatives, including transit, walking, and bicycling
- Transportation Demand Management (TDM) programs that encourage ride-sharing
- Pricing mechanisms that encourage commuters to consider alternatives to driving alone, including:
 - Congestion or cordon pricing, which would charge vehicles entering into a congested area (such as downtown during rush hour)

³⁶ SCAG 2012 RTP-SCS, p. 106

5.3 Alternative Metrics:

Support a range of transportation metrics to evaluate the multiple purposes that streets serve.

Many jurisdictions have traditionally used the “level of service” (LOS) metric to evaluate potential transportation impacts from development projects. LOS measures vehicle delay at intersections and on roadways, and is represented as a letter grade A through F, with F representing congested conditions.

Because the LOS metric only considers impacts on vehicular movement, it often has the effect of discouraging projects that support alternatives to driving such as public transit, bicycle lanes, pedestrian safety features, and urban infill development. Roadway widening is the typical mitigation required for projects that exceed LOS standards. However, wider roads can result in adverse environmental, public health, and fiscal impacts. Wider roads are more expensive to maintain and enable driving at faster speeds in the short term, which leads to more pollution, noise, and higher risks to bicyclists and pedestrians in the

long term.

SB 743

Senate Bill (SB) 743, enacted in September 2013, creates a process to change the way that transportation impacts are analyzed. The bill tasks the Governor’s Office of Planning and Research with proposing an alternative to LOS for evaluating transportation impacts from development projects, particularly in areas served by transit. The new criteria “shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.” Potential metrics may include vehicle miles traveled (VMT) and automobile trips generated, both overall and per capita. Once developed, the new metrics will be implemented through an amendment to CEQA (California Environmental Quality Act) Guidelines and Thresholds of Significance³⁷.

³⁷ http://www.opr.ca.gov/s_sb743.php

5.4 Clean Fuels and Vehicles:

Continue to encourage the adoption of alternative fuels, new mobility technologies, and supporting infrastructure.

Alternative fuels and vehicles are a way of reducing greenhouse gas emissions and air pollution. Reducing vehicle miles traveled is another approach to meeting these outcomes (Policy 5.2). However,

because vehicles will likely continue to be a common mode of transportation for the foreseeable future, improving their efficiency is an important complementary policy.

5.5 Green Streets:

Maximize opportunities to capture and infiltrate stormwater within the City's public right-of-ways.

Impervious surfaces such as streets and alleys disrupt the natural hydrological cycle, with numerous consequences. Rain that falls on these surfaces picks up an array of pollutants and carries them into local bodies of water. This stormwater cannot soak into the ground, meaning that local groundwater supplies are not replenished. It also increases the volume of runoff entering storm drains and streams during storm events, which creates the need for engineered flood control channels.

The City's Green Streets Initiative is a program that seeks to address these interrelated problems through the use of stormwater Best Management Practices (BMPs) that mimic natural hydrological functions. Goals of the program include:

- Reducing pollutant levels in stormwater through natural filtration, to improve local water quality and meet regulatory requirements
- Focusing on "parkway" areas between the roadway and sidewalk, where stormwater can be easily directed from streets and sidewalks.
- Increasing local water supplies by recharging groundwater basins, thereby decreasing dependence on imported water
- Improving air quality and reducing the heat island effect
- Enhancing aesthetics, which can increase pedestrian use of sidewalks and encourage the use of bicycles
- Design mobility pathways that daylight and restore creeks and streams where they have been buried under ground
- Reduce stormwater runoff to restore the natural stormwater runoff hydrograph of the land mobility pathways occupy.
- Reduce flooding.

Best Management Practices include canopy trees, planters, bioswales, pervious pavers, infiltration trenches, and curb extensions. These BMPs vary in terms of their cost, effectiveness, and the applications for which they are best suited.



Action Plan

Chapter 6

PHOTO: LADOTBIKEBLOG, FLICKR



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Action Plan

Discussion

An implementation program is a coordinated series of actions the City hopes to take in the future that are broadly intended to advance, over the long term, the General Plan’s goals, policies, and objectives. An implementation program is thus a follow-up measure and Chapter 7 is a menu of such programs the City will consider pursuing. Taken as a whole, these programs represent the City’s best thinking today on what actions should be taken to make sure that the Plan’s aspirations are achieved. Many of these programs can be pursued through initiatives already underway, such as the current effort to rewrite the City’s zoning code and LADOT’s Strategic Plan. Other programs will require the securing of additional resources. As such, the precise programs the City may pursue, in which order, and when, will in part be opportunity-driven, dependent on the availability of funding, staffing, and other necessary resources.

Program implementation is in large part contingent upon the availability of adequate funding. Funding is likely to change over time due to economic conditions and to fluctuations in the priorities of federal, state and regional funding agencies. None of the projects included here can be implemented unless specific funding is made available.



The Mobility Plan 2035 is implemented by a broad range of programs which encompass amendments to existing plans, ordinances, development standards and design guidelines; capital investments/projects; coordination of economic development/development review processes; and interagency/interjurisdictional coordination. The Action Plan describes each of the implementation programs and identifies

the City agencies responsible for implementation. The programs are organized into 16 categories and each program includes reference to the pertinent policies that it implements.

The Action Plan also includes the programs that were originally included as part of the 2010 Bicycle Plan and those programs have subsequently been integrated into this plan.

Categories

Communication

Data + Analysis

Education

Enforcement

Engineering

Funding

Legislation

Maintenance

Management

Operations

Parking/Loading Zones

Planning + Land use

Public Space

Schools

Support Features

It is important to emphasize that none of the programs described in Chapter 7 represent a mandatory duty or other official obligation on the part of the City. On the contrary, priorities and perspectives continually evolve. New techniques and superior methods to achieve the Plan's aspirations may be identified. Conversely, what worked at one time may no longer work. As such, the program strategies the City may pursue are subject to change. The City thus retains the flexibility to make adjustments and mid-course corrections as deemed advisable, and may do so without formally amending the Mobility Plan.

Implementation of the Plan depends on four factors:

1. Significant and sustained funding for projects and staff, particularly by prioritizing projects in federal, state, and local transportation programs
2. A commitment by key city agencies to implement the recommended strategies
3. A strong partnership with the community
4. Political support

Mobility Plan 2035 Programs

Prog. #	PROGRAM DESCRIPTION	Departments	Relevant Policies	Topic
C.1	Bicycle Ambassador Program. Develop a Bicycle Ambassador program to attend public events including health fairs and community bike rodeos to broaden awareness of bicycling and provide safety information.	DOT, bicycle nonprofits.	3.5, 2.5	Communication
C.2	Bicycle Buddy Program. Develop and operate a Bicycle Buddy Program to encourage the use of the bicycle for commuting purposes on the Backbone Network and other bikeway facilities. Work with the City and Metro to disseminate information about the Program.	DOT, Metro, SCAG	5.1, 2.5	Communication
C.3	Bike to Work Week. Expand the City of Los Angeles Bike-to-Work Week efforts by providing City sponsored events and pit stops in every council district and supporting bicycling to school for students. Coordinate with Metro and provide information, support services and incentives for bicyclists to bicycle to work and school. Distribute materials and post information on Bicycle Program Websites.	Mayor, Council, LAUSD, DOT, SCAG, Metro	5.1, 2.5, 1.3	Communication
C.4	Bus Arrival Information. Work with Metro, municipal transit providers, and local businesses and organizations to provide bus arrival information near station and stop areas.	Metro, DOT, Mayor's Office	4.2, 4.11	Communication
C.5	Car Free Days. Coordinate a Car-Free Day on a regular basis each month. Provide information and incentives for drivers to leave the car behind for a day. Work with Metro and City Council offices to provide incentives and disseminate materials to event participants.	DOT, DPW, Council, Mayor, SCAG?	1.4, 4.8	Communication
C.6	Citywide Active Transportation Map. Provide and distribute physical and electronic copies of the City's existing bikeway facilities and neighborhood greenways along with information about public bicycle parking facilities and mobility hub facilities.	DOT Systems, Planning, DOT Bikeways	4.14	Communication
C.7	Citywide Bicycle Transportation Website. Continue to maintain the BicycleLA.org website to provide bicyclists and other entities with current information about safety, future improvements, events, network maps, route information and suggestions, maintenance and other relevant information. Provide enhanced tools for hazard reporting, mapping of reported hazards and tracking of repairs.	DOT	4.14, 1.6	Communication
C.8	Multi-Modal Access Campaign. Develop a Multi-Modal Access Campaign, in collaboration with Metro and other transportation providers, to highlight the availability (all day, every day) of multiple transportation options (transit, carpool, car share, bikeshare, bicycling, walking, etc.) across the region.	Metro, DOT, BBB, Culver City Bus, Metrolink, Foothill Transit, Orange Transit, Gardena Transit	3.5, 4.11	Communication
C.9	Neighborhood Network and Business District Maps. Work with local Business Improvement Districts, Neighborhood Councils, and Chambers of Commerce to develop, fund, and distribute physical and electronic maps of localized portions of the existing bikeways, neighborhood network streets, and bicycling supportive business.	DOT	4.14	Communication
C.10	Poster Campaigns. Promote awareness of the various networks, streetscape, and green or "great street" improvements through the installation of posters and/or banners. Installation could be either temporary or permanent and could be used to inform the community about the Networks as well as focus on a variety of topics including safe driving practices and/or bicycling encouragement.	DOT, Mayor's Office, Council	4.14	Communication
C.11	Roadway Safety Campaigns. Continue to participate in Public Service Announcements dedicated to increasing traffic safety and mobility in the Los Angeles region, and expand the campaigns to include advertisements in multiple languages.	DOT, LAPD	1.2	Communication
C.12	Timely Information. Provide timely information on current roadway work, including scheduled maintenance, work in progress and completed projects. Use temporary signage, media, and web banners to warn users and provide detour strategies for vehicles and bicycles. Promote the State-wide 511 Real Time Travel Information System.	DOT, BOE, BSS	4.2, 1.6, 4.14	Communication
C.13	Wayfinding. Develop and install a comprehensive way-finding program throughout the City to provide information about transportation routes, schedules, bikeways urban trails, and area amenities including schools, parks, cultural and retail activities. (prioritize signage along Backbone and Green Bikeway networks).	DOT, DCP, Mayor's Office, BSS	4.14	Communication

Mobility Plan 2035 Programs

Prog. #	PROGRAM DESCRIPTION	Departments	Relevant Policies	Topic
D.1	Analysis of Existing Paths. Identify paved paths within City parks suitable for bicycling and incorporable into either the Green, Backbone or Neighborhood Networks.	RAP, DCP, DOT	2.5	Data & Analysis
D.2	Annual Counts of Bicyclists and Pedestrians (Active Transportation). Initiate a long term strategy to count the number and type (by sex, age, disability, income and geography) of bicyclists and pedestrians traveling for all trips on the Networks and other City streets each year. Identify a specific date and locations for the annual count. The number of locations that are included each year should increase as funding increases. Utilize the locations, date, and time of the count conducted by the Los Angeles County Bicycle Coalition (LACBC) in 2009 as the baseline; implement a methodology that is consistent with SCAG and Metro/UCLA Luskin Center.	DOT, DCP, Mayor's Office of Technology	4.11, 3.1, 1.4, 2.3, 2.13	Data & Analysis
D.3	Annual Survey. Conduct in-person and on-line interviews annually about active transportation implementation. In particular, identify on-going concerns and listen to suggested improvements. Collect data on problem areas (not just where collisions have occurred but where "near-misses" frequently occur) and identify solutions.	DOT, DCP	4.11, 4.10	Data & Analysis
D.4	Collision Monitoring and Analysis. Annually identify locations with high levels of auto, pedestrian, and bicycle collisions and develop and implement strategies to improve the safety of these areas and reduce overall collision rates. Analyze bicycle crash data from the Statewide Integrated Traffic Records System (SWITRS) and other sources to evaluate the impacts of prior improvements. Use collision data to produce hot zone maps (GIS maps that reflect crash data citywide) and to conduct case studies of potential improvements to reduce collisions. Coordinate engineering and enforcement reporting systems to avoid duplication and/or overlooked data; with support and data from LAPD, LAFD and LAUSD.	DCP, DOT, LAPD	1.1, 4.11	Data & Analysis
D.5	Economic Benefits of Complete Streets Modifications. Measure the economic impact (change in sales tax revenue) on "main street" and commercial corridors resulting from the implementation of Complete Street modifications (e.g. wider sidewalks, bicycle facilities, and improvements that increase non-motorized mobility). Conduct before and after studies of implemented projects in order to gauge the effectiveness of engineering interventions.	DOT, DCP	1.2, 2.1	Data & Analysis
D.6	Goods Movement Information. Compile goods movement data from the Port of Los Angeles, Los Angeles World Airport and regional goods movement providers to monitor and assess economic fluctuations.	Port, LAWA	4.12	Data & Analysis
D.7	Greenhouse Gas Emission Tracking Program. Quantify total reduction in GHG from bicycle use and vehicle miles traveled reductions. Include data in the Citywide Climate Action Plan and the Climate Action Registry. Maintain a database of completed infrastructure projects; track and apply offset credits (resulting from GHG and VMT reductions) towards the city's compliance with SB 375, AB 32 and the region's Sustainable Community Strategy.	Mayor's Office on Environment and Sustainability, DCP, Council	5.1, 5.4, 5.4, 4.11	Data & Analysis
D.8	Mountain Trail Spillover and Conflict Resolution Analysis. Conduct a spillover analysis to determine the extent to which mountain biking use spills over onto trails where biking is prohibited. Examine other jurisdictions to understand how they accommodate mountain biking and how they have managed conflicts.	RAP, DPW	1.9	Data & Analysis
D.9	Off-Road and Park Trail Bicycle Database. Develop a database and create maps of mountain and park bicycling trails within and adjacent to the City of Los Angeles.	RAP, DCP, DOT	1.9	Data & Analysis
D.10	Revised Traffic Analysis Methodology. Establish a revised Traffic Analysis Methodology (TAM) that takes into consideration a project's location, design and density, based on CEQA revisions, OPR guidelines, and other state/regional authorities	DOT, DCP	5.3	Data & Analysis
D.11	Unimproved/Off-Road Database. Inventory all unimproved roads and determine their suitability for mountain biking and off-road facilities.	RAP, DCP, DOT, LAFD	1.9	Data & Analysis
ED.1	Bicycle Parking Training. Develop a Bicycle Parking Requirement Training Presentation and Handbook and post on the Bicycle website. Provide training sessions to the Department of Building and Safety and other City staff on the LAMC bicycle parking requirements.	DBS, DOT, DCP	3.8	Education

Mobility Plan 2035 Programs

Prog. #	PROGRAM DESCRIPTION	Departments	Relevant Policies	Topic
ED.2	Design Workshops. Host/participate in workshops on active transportation facility design.	DOT	1.4, 1.5, 1.6, 2.2	Education
ED.3	Goods Movement Awareness. Develop and implement strategies to increase coordination of issues relating to goods movement and increase awareness of economic role of goods movement.	POLA	4.12, 2.7, 1.8	Education
ED.4	LAPD Officer Training. Train officers on the rights and responsibilities of all roadway users and improve their ability to evaluate conflicts and collisions between different modal users.	LAPD	1.2	Education
ED.5	Rail Crossing Safety. Work with local and regional passenger and freight services to educate all users about safe at-grade crossing practices.	DOT, Mayor's Office	1.5	Education
ED.6	Roadway Safety Education. Educate law enforcement, heavy duty bus and truck operators, taxis, motorists, all City employees, and roadway users on the rights of, and need for safe motorizing skills, around non-motorized active transportation uses. Develop educational/promotional materials to inform roadway users about the benefits of active transportation facilities.	DOT, POLA, LAUSD, GSD	1.1, 1.2, 1.4	Education
ED.7	Roadway Safety Public Service Announcements. Continue to produce a series of Roadway Safety Public Service Announcements (PSAs) for distribution on television, radio, and outdoor signage.	DOT, LAPD, ITA	1.5	Education
ENF.1	Commercial Loading Zones. Target enforcement efforts against parking by vehicles not in the act of loading/unloading in Commercial Loading Zones.	DOT	2.8	Enforcement
ENF.2	Enforcement Stings. Target enforcement efforts against unsafe behavior by roadway users, especially in school and commercial loading zones. Publicize the stings to encourage healthy interaction among all roadway users.	LAPD	1.1	Enforcement
ENF.3	Local Truck Use. Target enforcement efforts against truck use on local streets where cut-through traffic has been expressly forbidden.	DOT	1.8	Enforcement
ENF.4	Speed Limit Enforcement. Execute speed limit enforcement checks 48 hours prior to calculating prevailing speeds in Engineering and Traffic Surveys used for adjusting speed limits.	LAPD, DOT	1.4	Enforcement
ENF.5	Truck Inspection Areas. Develop a Truck Inspection Program in coordination with Highway Patrol and Port of Los Angeles.	DOT, POLA, LAPD	1.8	Enforcement
ENF.6	Enforcement Program. Enforce parking violations to keep bikeways unobstructed.	LAPD, DOT	1.1	Enforcement
ENG.1	ATSAC. Continue to implement the City's signal management program (ATSAC) to monitor and manage the traffic flows.	DOT	4.11, 4.2	Engineering
ENG.2	Bicycle-Sensitive Detectors. Continue to install bicycle sensitive detectors at all actuated signal controlled intersections, including pavement markings for bicyclists.	DOT	2.1, 1.2	Engineering
ENG.3	Boarding/Alighting. Work with transit, para-transit, and taxi providers to develop and implement safe and efficient boarding/alighting design, location, and signage standards.	DOT, DCP	3.2, 2.8, 2.3	Engineering
ENG.4	Bridge Design Program. Incorporate bicycle and pedestrian facilities when designing new or rehabilitating bridges. Particular attention to bridge underpasses that cross existing or future bicycle/walking paths to ensure design integration.	DOT, DPW	2.1	Engineering
ENG.5	Caltrans Design. Work with Caltrans to develop and implement design improvements to freeway entrances and exit ramps to transition motorists from freeway speeds to an urban environment that includes vulnerable roadway users.	DOT, Caltrans	1.1, 6.6, 1.4	Engineering
ENG.6	Enhanced Bicycle Routes: Shared Lane Markings. Upgrade existing Bicycle Routes with Shared Lane Markings and signage to increase motorist awareness of bicycle presence.	DOT	1.4, 2.5, 4.14	Engineering

Mobility Plan 2035 Programs

Prog. #	PROGRAM DESCRIPTION	Departments	Relevant Policies	Topic
ENG.7	Flexible Installation Standards. Use engineering judgement and the approval of the City transportation engineer or designee, in lieu of warrants, to install facilities that will improve safety and comfort for pedestrians.	DOT, City Attorney	1.4, 2.2	Engineering
ENG.8	Grade Crossing Elimination. Work with Southern California Regional Railroad Association (Metrolink) as well as with freight rail operators to eliminate rail/street at-grade crossings on regional passenger rail and freight lines.	BOE, Port of LA, DOT	1.5	Engineering
ENG.9	Green Alleys Program. Continue the Green Alleys program to introduce low-impact development stormwater features and improve the overall quality and safety of neighborhood alleys.	BOS, DOT	3.9	Engineering
ENG.10	Industrial Street Infrastructure. Provide adequate street infrastructure in established industrial areas; revise geometric design standards for intersections in/around industrial areas with high truck volumes.	DOT, DCP, BOE	1.7, 1.8	Engineering
ENG.11	Innovative Engineering. Update LADOT Manual of Policies and Procedures to incorporate innovative engineering standards and traffic control devices (for all modes of transportation) included in the City's Complete Streets Design Guide. Regularly update both manuals as new standards and devices are adopted by the California Traffic Control Devices Committee in the MUTCD and/or Federal Highway Administration.	BOE, DOT, DCP	2.2, 1.4	Engineering
ENG.12	Non-Motorized Crossing Upgrades. Prioritize existing uncontrolled and mid-block crossing locations for implementation of crosswalk markings, signals, and other enhancements, starting with hot spots or areas exhibiting high-crash rates (freeway off-ramps, tight curves with cross-streets present) or pedestrian volumes.	DOT	3.1, 3.2	Engineering
ENG.13	Transit/ Bikeway Priority Streets. Identify streets on both the Transit Enhanced Network and Bicycle Enhanced Network, and consider installation of bus/bicycle only lanes where feasible.	DOT	2.7, 2.3, 2.5	Engineering
F.1	Commercial Vehicle Related Revenue: Dedicate revenues generated by commercial vehicle fees to roadway-related purposes	DOT	1.7, 4.6	Funding
F.2	Congestion and Cordon Pricing. Evaluate potential revenues and performance improvements in congestion relief from the implementation of congestion or cordon pricing. Identify the boundaries of, and access points in and out of cordon pricing districts on which to implement congestion pricing.	DOT, DCP, Mayor's Office, SCAG	4.6, 4.8	Funding
F.3	Coordinated Grant Application. Establish a coordinated effort to apply for and administer federal, state, and local transportation grants to provide additional funding to support transportation and streetscape efforts.	Mayor's Office	1.2, 4.6	Funding
F.4	County Congestion Mitigation Fee. Work with Metro to amend the County Congestion Management Program (CMP) to include revised transportation measurement standards that evaluate the impact on all modes of transportation and not just vehicle delay.	DOT, DCP, Mayor's Office, SCAG	5.3, 4.11	Funding
F.5	Funding Reports. Identify the total amount of funding needed to design, construct and maintain transportation related priority projects on an on-going basis. Identify existing sources of funds and evaluate funding gaps.	CAO, DOT, BOE, BSS, BOS	1.7, 4.6	Funding
F.6	Maintenance Options. Establish procedures and protocols to facilitate partnerships with community groups and the private sector to provide maintenance of street investments; encourage the utilization of assessment districts by local non-profits or businesses to fund and maintain specific infrastructure improvements	DOT, BOE, BSS	4.10, 4.6	Funding
F.7	Priority Grading System (PGS). Pursue funding for projects based upon the criteria established by the PGS as defined by the Streets Working Group.	DCP, DOT, DPW, City Council, Mayor	1.7, 4.6	Funding
F.8	State Highway Control. Identify funding, and initiate process with Caltrans to transfer oversight of, and improve State Highways within the City limits including Lincoln, Santa Monica, Venice and Topanga Canyon Boulevards.	Mayor's Office, DOT, DCP	2.11, 4.6,	Funding
F.9	State Highway Funding. Coordinate with Caltrans, other local, regional, state and federal agencies, and the private sector to identify and implement funding alternatives for the City's transportation network including the State highway system.	Mayor's Office, DOT, DCP	2.11, 4.11, 4.6	Funding

Mobility Plan 2035 Programs

Prog. #	PROGRAM DESCRIPTION	Departments	Relevant Policies	Topic
F.10	Active Transportation Funding. Update active transportation components in Plan every five years to stay competitive for state funding of active transportation grants.	Planning, DOT	2.5	Funding
L.1	Advocacy for Funding Multi-Modal Infrastructure Projects. Aggressively advocate for continued and expanded Federal, State, Regional, and Local funding for multi-modal transportation programs and infrastructure projects in transportation legislation. Ensure representation of issues with City's lobbyists in Sacramento and Washington DC.	Mayor's Office, City Council, CLA	3.5, 2.13, 4.6	Legislation
L.2	Legislation Monitoring. Continually monitor and develop state and federal legislation to support or oppose legislation that could impact plan/project implementation.	DOT, DCP, Mayor's Office, CLA	4.11, 4.6	Legislation
L.3	Posted Speed Limit Reductions. Develop and advocate for state legislation to support reducing posted traffic speeds. Revised methodology should account for all roadway users (including pedestrians and bicyclists), adjacent land uses, and street user demand.	Mayor's Office, CLA	1.4, 1.2, 3.2	Legislation
L.4	Resetting Speed Limits. Evaluate the effectiveness of the State's speed limit requirements on street safety and performance.	DOT, City Attorney	1.4	Legislation
L.5	Tailpipe Emission Legislation. Support legislation to reduce tailpipe emissions from cars and trucks.	Mayor's Office, CLA	5.3, 5.4	Legislation
L.6	Vehicle Travel Safety Training. Work with the Los Angeles County Superior Court to develop a program that offers training on driving behavior around other users of the roadway to motorists receiving citations and/or involved in collisions with non-auto modes.	DOT, City Attorney	1.5	Legislation
MT.1	Bicycle Path Maintenance Program. Continue regular inspection to maintain Class I bicycle paths.	DOT	1.7	Maintenance
MT.2	Crosswalk Maintenance. Implement a crosswalk upgrade and maintenance program to ensure all crosswalks are kept to City standards. See Street Design Manual.	DOT	3.2, 1.7	Maintenance
MT.3	Mandeville Canyon Park. Maintain off-road bicycle trails in Mandeville Canyon.	RAP	1.9	Maintenance
MT.4	Notification System. Develop a coordinated interdepartmental maintenance and response program for the City's network of roads and bikeways; continue to utilize DPW service request forms and the 311 System for the public to directly inform the City.	Mayor's Office, BSS, BOE	4.1, 4.2	Maintenance
MT.5	Pavement Preservation Program. Annually fund a baseline pavement preservation program that provides for major rehabilitation (resurface and reconstruction) and preventive maintenance (crack and slurry seal). Make annual schedule public and available a year in advance before scheduled maintenance. Prioritize Plan networks and other areas of high need.	BSS	1.7, 4.6	Maintenance
MT.6	Sidewalk Cleaning. Work with local businesses and community organizations to maintain sidewalks, along arterials, free of debris	Mayor's Office, BSS	1.7, 4.10	Maintenance
MT.7	Sidewalk Repair. Implement a sidewalk improvement program to bring up all existing degraded sidewalk sections to City standards and implement a program to ensure that future degraded sidewalk sections are promptly identified and repaired in a timely manner.	BSS	1.7	Maintenance
MT.8	Street Services Budget Allocation Formula. Continue to utilize the Bureau of Street Services' Budget Allocation Formula that allows for the equalization of pavement conditions citywide.	BSS	1.7	Maintenance
MT.9	Street Trees. Implement a tree trimming cycle for all street trees within the public ROW. Use Priority Grading System to prioritize streets.	BSS-UF	1.7, 3.2, 2.1, 2.3	Maintenance
M.G.1	Annual Mobility Plan Implementation Report. Develop and submit annual report detailing accomplishments of prior year and prepare a proposed work plan and budget for the upcoming fiscal year.	DOT, DCP, BOE, BSS, BSL, BOS,	4.7	Management

Mobility Plan 2035 Programs

Prog. #	PROGRAM DESCRIPTION	Departments	Relevant Policies	Topic
MG.2	External Streets Working Group. Establish an external working group comprised of community organizations, city staff, County of Los Angeles, Metro, LAUSD and other municipalities on an as-needed basis to monitor project activities and provide technical support for issues and projects that cross boundary lines.	DOT, DCP	4.11, 4.6	Management
MG.3	Green Streets Committee. Continue the Green Streets Committee to identify and evaluate the effectiveness of existing green street features and to continue to identify funding and location options in which to upgrade with green street features.	DOT, DCP, BOE, BSS	5.5, 4.7, 2.13	Management
MG.4	Internal Streets Working Group. Establish a Capital Implementation Working Group comprised of a citywide team plus seven geographical teams from the Departments of Planning, Transportation and Public Works to prioritize (using the Priority Grading System) and coordinate the funding, design and implementation of complete, green, and "great" street features.	DCP, DOT, CAO, BOE, BSS	4.7, 1.2, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	Management
MG.5	Off-Peak Deliveries. Identify and Implement incentives to encourage off-peak hour delivery operations.	DOT, Mayor's Office	2.8	Management
MG.6	Public Hearing Process for Bicycle Facility Removal. Require a public hearing with the City Council's Transportation Committee for any proposed bicycle lane, path removal or street improvement that would preclude an existing or designated bicycle lane or path.	DOT, DCP, City Attorney, CLA	4.15	Management
MG.7	Regional Cooperation. Work cooperatively with adjoining jurisdictions and agencies to coordinate transportation related planning and implementation activities to ensure regional connectivity.	DOT, DCP, Metro, Mayor's Office	3.7, 4.11	Management
MG.8	State Highway Management. Collaborate with Caltrans on any modifications to the State highway system necessary to accommodate new development or on any modifications to City's transportation network.	DOT, DCP, Caltrans	2.11	Management
MG.9	State Highway Management continued. Cooperate with Caltrans to identify State highway deficiencies and associated improvement plans, to be used in the City's long range planning and individual project review.	DOT, DCP, Caltrans	2.11, 4.11	Management
MG.10	Transportation Management Organizations. Continue to work with businesses and future development projects to establish geographically and/or industry based Transportation Management Organizations throughout the City for the purposes of implementing a coordinated transportation demand management program.	DCP, DOT	4.9	Management
O.1	City Fleet. Develop, fund, and implement an actionable strategic plan with accompanying timeline for converting the City's, including proprietary departments, fleets into low and zero-emission vehicles, and include alternative transport such as transit passes and a City bicycle fleet.	GSD	5.3, 5.4	Operations
O.2	City Work-related Trips. Instruct departments to establish protocols to facilitate the use of transit for short trips (< 5 miles during work hours when the employee does not need to transport materials). Facilitate non-vehicular alternatives to City employees for work-related trips.	Mayor's Office	4.8, 4.9	Operations
O.3	Construction Zone Standards. Implement and expand upon standard procedures as defined in the MUTCD to ensure safe bicycle and pedestrian travel through construction zones and detours.	DOT, BSS, BOE, DWP, POLA, Utilities	1.6	Operations
O.4	Feeder Network/Transit Circulator (DASH System and Commuter Express). Coordinate local bus transit services so as to provide neighborhoods with local feeder buses where the roadway system permits.	DOT	3.4	Operations
O.5	Flyaway Shuttle. Continue the Flyaway Shuttle service from Westwood, Van Nuys, Expo, La Brea and Union Station locations, and evaluate other regional locations for expanded service.	Metro	3.4, 3.6, 3.7	Operations

Mobility Plan 2035 Programs

Prog. #	PROGRAM DESCRIPTION	Departments	Relevant Policies	Topic
O.6	Operational Efficiencies. Establish and strengthen public/private partnerships (with the goods movement industry) to coordinate and improve operational efficiencies for the movement of goods. Work could include the implementation of incentives to encourage off-peak and extended hour Port operations, an appointment system, the consideration of short-haul intermodal rail operations, and the establishment of an Advanced Transportation Management and Information System (ATMIS) which would include changeable message signs and video surveillance.	POLA, Mayor's Office	2.7, 4.10	Operations
O.7	Region-Wide Traffic Control Center. Link all of the traffic control centers in region on a 24 hour basis.	Mayor's Office, ITA, DOT	4.1, 4.2	Operations
O.8	Shuttle Bus. Work with special event providers, employers and community-based organizations to identify and implement shuttle bus programs to serve as a first-mile, last-mile solution between transit stations and special events and/or specific populations. Continue programs like Cityride, to provide transportation assistance for senior citizens and individuals with disabilities.	DOT, Mayor's Office, DOA	3.2, 3.4, 3.5	Operations
O.9	Signal Timing. Identify opportunities to re-time street signals to reduce speeds, improve safety for all, and create smoother traffic throughput. Identify opportunities to re-time street signals to allow longer crossing times for bicyclists and pedestrians in large intersections.	DOT	1.4	Operations
O.10	Technology. Implement on-going technology improvements to maximize the efficiency and utilization of transportation assets.	Metro, DOT, ITA, GSD	4.1, 3.4	Operations
O.11	Transit Coordination. Actively collaborate with regional transit partners to achieve seamless transfers between systems, including scheduling, ticketing, shared fare systems, and stops and loading areas.	DOT, IT, and other transit providers, Mayor's Office	3.4, 4.11	Operations
O.12	Transit/Event Coordination. Facilitate collaboration between regional transit partners and event providers to provide and promote awareness of additional and timely transit service before and after large events.	DOT	4.2, 3.4	Operations
O.13	Truck Access. Permit the use of the roadway for turning movements in and out of properties in industrial areas.	DOT	2.7	Operations
O.14	Truck Inspections and Service Patrol. Identify locations for temporary and long-term truck inspection stations and Implement a Truck Service Patrol Program to remove disabled commercial trucks from freeway lanes.	DCP	2.7	Operations
PK.1	Creative Parking Solutions. Work with communities, businesses, and organizations to identify and implement creative strategies to resolve parking conflicts in areas with high-parking demand.	DCP, DOT	4.13, 4.10	Parking/Loading Zones
PK.2	Curb Parking Conversion. Standardize processes to facilitate the conversion of curb parking spaces for other uses such as parklets, plazas, bike corrals and docking stations for bicycle sharing, esp in high volume areas of pedestrians and bicyclists.	DOT, BOE, DCP	3.8, 3.11	Parking/Loading Zones
PK.3	Individualized Parking Requirements. Permit businesses to identify their respective parking demand and establish criteria whereby projects can reduce on-site parking through the inclusion of a package of transportation demand management strategies.	DCP, DOT	4.8., 4.9	Parking/Loading Zones
PK.4	LA Express Park. Continue LA Express Park system using real-time technology to increase awareness of the availability of parking spaces.	DOT	4.13	Parking/Loading Zones
PK.5	Meter Pricing. Establish demand based meter pricing to maximize efficient use of on-street meters.	DOT	4.13	Parking/Loading Zones
PK.6	Neighborhood Parking Districts. Explore modifying some Neighborhood Parking Districts to permit the utilization of residential streets for metered commercial parking and direct revenue to specific neighborhood improvements.	DOT, DCP	4.13	Parking/Loading Zones
PK.7	Off-Street Loading. In non-industrial areas, require off-street dock and/or loading facilities for all new non-residential buildings and for existing non-residential buildings and undergoing extensive renovations and/or expansion, whenever practical.	DCP	2.8	Parking/Loading Zones

Mobility Plan 2035 Programs

Prog. #	PROGRAM DESCRIPTION	Departments	Relevant Policies	Topic
PK.8	On-Street Loading. Encourage the designation of on-street loading areas, through removal of curb parking, in established industrial areas where off-street loading facilities are lacking. Update the Commercial Loading Zone Ordinance (see B-2, page 6, 2-14 of Mayor's Task Force-Mar 2004)	DOT, DCP	2.8	Parking/Loading Zones
PK.9	Pedestrian Design Features in Parking Areas. Update zoning code to require the inclusion of pedestrian design features into all parking lots and provide safe, clear paths of travel from parking lots and/or structures to the associated buildings and/or uses. Ensure that all features are ADA compliant.	DCP	3.1,	Parking/Loading Zones
PK.10	Pedestrian Improvement Incentives. Establish an incentive program to encourage projects to retrofit parking lots, structures and driveways to include pedestrian design features.	DCP	2.3, 3.1, 4.13,	Parking/Loading Zones
PK.11	Reduced Size Parking. Develop parking, design, and replacement parking standards for reduced size vehicles (e.g. sub-compact cars, scooters, motorcycles) in residential and non-residential developments as well as public parking facilities and public rights-of-way.	DCP	4.13	Parking/Loading Zones
PK.12	Shared Off-Street Parking. Facilitate the shared utilization of privately owned off-street parking facilities.	DOT	4.13	Parking/Loading Zones
PK.13	Transit Area Parking Reductions. Reduce parking requirements for developments that locate near transit (e.g. within a half-mile of a transit stop) or a major bus stop and provide facilities to enable pedestrian, bicycle and disabled access.	DCP	4.13	Parking/Loading Zones
PK.14	Unbundled Parking Options. Require all new multi-family developments to unbundle the cost of parking from rental or purchase contracts.		4.13	Parking/Loading Zones
PL.1	Driveway Access. Require driveway access to buildings from non-arterial streets or alleys (where feasible) in order to minimize interference with pedestrian access and vehicular movement.	DCP	3.9, 3.10	Planning & Land Use
PL.2	Local Access. Explore opportunities to incorporate community assets (food, retail) in locations immediately adjacent to residential areas to promote local walking and biking trips and reduce VMT.	DCP	3.3, 1.2, 5.1	Planning & Land Use
PL.3	Mixed-Use. Encourage mixed-use residential, employment and commercial serving uses where appropriate to facilitate increased utilization of walking, bicycling, and transit use.	DCP	3.3, 1.2	Planning & Land Use
PL.4	Network Additions. Identify and designate bicycle, and transit enhanced streets and pedestrian enhanced designation areas in Community Plan updates to provide local complements to the Citywide Transit and Bicycle Enhanced Networks, and Pedestrian Enhanced Destinations and increase access to area amenities including medical facilities through continuous, predictable and safe sidewalks, intersections, bikeways, and transit support facilities.	DOT, DCP	3.3, 2.3, 2.4, 2.5, 1.2	Planning & Land Use
PL.5	Pedestrian Safety Action Plan. Develop a Pedestrian Safety Action Plan for that enhances mobility and accessibility for pedestrians.	DOT, Mayor	3.1, 2.3	Planning & Land Use
PL.6	Regional Transportation Plan. Coordinate with Metro and SCAG on the development of the Regional Transportation Plan, Sustainable Communities Strategy, and the Long Range Transportation Plan.	DCP, DOT, Metro, SCAG	4.11	Planning & Land Use
PL.7	Transit Coordination. Continue to work with Metro and various Construction Authorities on station location, portal siting, station access, support features and parking strategies that maximize ridership and transit revenue.	DCP, DOT, Metro, other bus providers	4.11, 3.7, 4.11	Planning & Land Use
PL.8	Transit Neighborhood Plans. Adopt and implement Transit Neighborhood Plans that enhance access to transit stations and set new zoning regulations to effectuate appropriate mixes and scales of uses as well as site design.	DCP	3.3	Planning & Land Use

Mobility Plan 2035 Programs

Prog. #	PROGRAM DESCRIPTION	Departments	Relevant Policies	Topic
PL.9	Transportation Demand Management Ordinance Revision (TDM). Update the TDM ordinance (LA Municipal Code 12.26.) to expand the number and type of projects required to incorporate TDM strategies and expand the number and variety of available TDM strategies. Include bicycle parking and other bicycle use incentives as a TDM measure to mitigate traffic/vehicle trips for purposes of CEQA compliance for commercial, residential and mixed-use development projects. Continue to require eligible projects to provide work-trip reduction plans and parking cash-out programs in compliances with ACMD's Regulation XV.	DCP, DOT	4.8	Planning & Land Use
PL.10	Truck Staging Facilities. Identify locations within the City where regional truck staging and service facilities are permitted.	DOT, DCP	1.8, 2.8	Planning & Land Use
PL.11	Union Station Master Plan. Continue to work with Metro to complete and implement the Union Station Master Plan.	DCP, DOT, BOE Mayor's Office, Metro, and others as identified.	3.6	Planning & Land Use
PL.12	Connect US Action Plan. Continue to work with Metro to complete and implement the Connect US Action Plan.	DCP, DOT, BOE Mayor's Office, Metro, and others as identified.	3.6	Planning & Land Use
PS.1	Plazas/Paseos. Identify temporary and/or permanent opportunities to establish car free zones and/or plazas/paseos in select locations around the City.	DCP, DOT	3.11	Public Space
PS.2	"Great Streets. Continue to support the Mayor's Great Streets Initiative by creating a comprehensive matrix of project elements and associated costs, outlining an implementation timeline, tracking project impacts, evaluating funding strategy, and strategizing the coordination of city services to Great Streets."	DOT, BOE, BSS, BOS, RAP, DCP, DCA, DPW, BSL, EDD	2.13, 3.11	Public Space
PS.3	Pedestrian Loops. Explore the development of a connected network of walking passageways utilizing both public and private spaces, local streets and alleyways to facilitate circulation.	DOT, BOE, BSS, RAP, DCP, DPW	3.9, 3.10, 3.11	Public Space
PS.4	People St. Continue the People St. program to repurpose underused portions of streets into plazas, parklets, bike parking, and other public spaces.	DOT, BOE, BSS, BOS, RAP	4.10, 3.11	Public Space
PS.5	Recreational Rides. Organize and lead local and citywide recreational rides ranging from 5-30 miles. Prioritize routes that include the Bicycle Enhanced or Neighborhood Networks.	RAP, Mayor's Office, City Council, DOT, BOE, nonprofits	2.5	Public Space
PS.6	Open Streets. Establish procedures and protocols to facilitate regular open streets events, and create guidelines to identify corridors for expansion of existing events (i.e. CicLAVia). Support and expand non-profit efforts to coordinate and plan these events.	Mayor's Office, City Council, RAP, DOT, DPW, LAPD, LAFD	3.11	Public Space
S.1	Active Transportation Education. Coordinate with LAUSD to incorporate mobility education (for children ages 4-18) into regular physical education curriculum.	DOT, LAUSD	1.3, 1.2	Schools
S.2	Bike, Walk, and Roll Weeks. Expand the City of Los Angeles Bike, Walk, and Roll Week (multiple throughout the year) efforts by providing City sponsored events and pit stops in every council district and supporting bicycling to school for students. Provide information, support services and incentives for bicyclists to bicycle to work and school. Distribute materials, post information, and evaluate the progress of the program.	DOT, LAPD, LAUSD	1.3, 1.4, 3.1, 4.10	Schools
S.3	Safe Routes to School. Continue to work/partner with LAUSD, (with support from PTAs and traffic officers) to develop an education program, develop and implement a safe routes to school program and a Comprehensive SRTS Strategic Plan to calm traffic in communities surrounding all elementary, middle and high schools to maximize pedestrian and bicycle convenience and safety. Refer to the Citywide Safe Routes to School Strategic Plan	DOT, DPW, support from LAPD, and LAUSD	1.3	Schools
S.4	School Locations. Work with LAUSD and other school providers to site new schools in appropriate locations that can be easily accessed and integrated into the surrounding community.	DCP, LAUSD	1.3, 3.3	Schools

Mobility Plan 2035 Programs

Prog. #	PROGRAM DESCRIPTION	Departments	Relevant Policies	Topic
S.5	School Slow Zones. Work with LAUSD and other schools to implement school slow zones of 15 mph within ¼ mile of schools.	DOT, LAUSD, BOE, DCP	1.3, 3.3	Schools
SF.1	Artist Designed Bicycle Parking Standards. Support and develop creative bicycle parking solutions in the public rights-of-way and adopt as city standard guidelines.	DOT/BOE	3.8, 3.11	Support Features
SF.2	Bicycle Parking at Existing Major Destinations. Work with special event facilities' managers to provide convenient, secure, good quality and well-lit bicycle parking facilities at special event venues such as Dodger Stadium, the Staples Center/LA Convention Center, and the LA Memorial Coliseum/Sports Arena.	DOT	3.8	Support Features
SF.3	Bicycle Path Landscaping. Incorporate drought tolerant and low maintenance plant materials along bicycle paths.	DOT, DPW	2.5, 5.4, 5.5	Support Features
SF.4	Bicycle Path Lighting. Adopt and install standard lighting designs for bicycle paths and grade separated bikeways.	DOT, BSL	2.8, 2.5	Support Features
SF.5	Bicycle Path Mile Markers. Continue to install and retrofit mile markers along bike paths; work with LAPD and LAFD to facilitate emergency response on paths.	DOT, LAPD, LAFD	2.5, 2.9	Support Features
SF.6	Bicycle Racks on Taxis. Investigate the integration of bicycles with taxi service by adding bicycle racks on to all of the taxi cabs that are permitted through DOT.	DOT	3.5, 3.8	Support Features
SF.7	Bicycle Sharing Network. Work with Metro and other area jurisdictions to launch a Bicycle Share Program.	Metro, DOT, DCP, City Council, Office of the Mayor	2.5, 4.11	Support Features
SF.8	Bicycle Valet. Work with special event providers, employers and community-based organizations to provide bicycle valet services at large public and private special events.	DOT	3.8	Support Features
SF.9	Bus Bike Racks (on/off-board). Work with transit providers to provide solutions for additional bike storage, such as bike rack systems to accommodate at least three bicycles on-board the bus, or permitting bicyclists to board with their bicycles at the rear of the bus.	DOT Transit, Metro	3.8, 3.5, 4.11	Support Features
SF.10	Essential Transit Components. Include short-term and long-term bicycle parking and way-finding as essential components of all stations.	Metro, DOT	3.8	Support Features
SF.11	Increase Publicly Available Bicycle Parking. Review all City-owned, operated, and leased facilities for compliance with the City's bicycle parking standards. Increase bicycle parking to meet LAMC requirements where deficiencies are present. Continue to implement bicycle parking and corrals at major destinations, especially where demand is already high. Encourage the Los Angeles Unified School District (LAUSD), local four-year universities, and the Los Angeles Community College District (LACCD) to install quality bicycle parking at public schools within the City of Los Angeles..		3.8, 1.3, 2.5	Support Features
SF.12	LED Street Lighting. Continue to retrofit existing street lighting infrastructure with energy-efficient LEDs.	BSL	1.7, 2.3, 3.2	Support Features
SF.13	Mobility Hubs/Multi-Modal Transit Plaza. Facilitate the implementation of multi-modal transportation support activities and services in proximity to transit stations and major bus stops, including but not limited to: adequate bus stop and layover space; transit shelters with real-time bus arrival information, bike share docking stations, car share facilities, taxi-waiting/call areas, Wi-Fi service, public showers/toilets, bicycle storage and repair facilities, and food and beverage providers. Develop a coordinated permitting process for the installation of the support features identified above.	DOT/Metro, City Council, DCP, Office of the Mayor, DPW	3.5, 4.1, 4.2	Support Features
SF.14	Off-Street Alternative Energy Charging. Continue to support off-street alternative energy charging and fueling stations within privately and city-owned parking and/or fueling facilities.	DOT, DCP, Mayor's Office, DWP	5.3, 5.4	Support Features
SF.15	On-Board Storage. Work with transit providers to provide an on-board location for the storage of shopping bags and/or luggage.	Metro, DOT	3.4, 4.11	Support Features

Mobility Plan 2035 Programs

Prog. #	PROGRAM DESCRIPTION	Departments	Relevant Policies	Topic
SF.16	On-Street Bicycle Corrals. Develop bicycle parking corrals in on-street parking spaces as a public-private partnership. Continue implementation of a pilot program and evaluate the feasibility and criteria for widespread use.	DOT, BSS, BOE	3.8, 3.11	Support Features
SF.17	Operator Judgement of Bicycles on Buses. Work with Metro and local transit operators in the City of Los Angeles to allow operators to make decisions regarding allowing bicycles on buses when space on bus allows, racks are full, service is last of the day or in inclement weather	DOT, City Council, Mayor's Office, BAC, Metro	3.5, 3.8, 4.11	Support Features
SF.18	Parking Meter Posts. Develop pilot project to eliminate LAMC... and install bicycle parking on meter posts.	DOT Parking	3.8	Support Features
SF.19	Sidewalk Bicycle Parking Program. Continue to install and maintain City-standard bicycle racks on sidewalks. Identify areas with demand for bicycle racks and implement an installation schedule. Prioritize the installation of racks on streets where businesses request the racks as well as within either the Backbone and/or Neighborhood Networks.	DOT	3.8	Support Features
SF.20	Street Furniture Definition. Include bicycle racks in the definition of street furniture to utilize streetscape funding opportunities	City Attorney, BSS	1.7, 3.8, 2.13	Support Features
SF.21	Street Lighting. Support equitable distribution of funds for appropriate street and/or pedestrian lighting, especially in areas of high crime rate and high volume of pedestrian activities.	BSL, DCP, DOT	1.7, 2.3, 3.2	Support Features
SF.22	Transit District Curbside Management. Manage curb areas adjacent to transit stops to facilitate the loading and unloading of buses, para transit, smart shuttles, van/car pools and taxi queuing. Include curb areas for bicycle parking and car share facilities where space warrants.	DCP, DPW, DOT, Metro & other transit providers	3.5, 3.8, 3.2	Support Features
SF.23	Transit Furniture. Transit furniture shall be prioritized on corridors with the highest rates of public transit ridership; design features shall incorporate aesthetic, comfort, and protection from the elements (sun and rain) considerations. Target the equitable provision of transit furniture throughout the City. Evaluate and pursue all possible alternatives to increase transit furniture in underserved corridors.	DPW	1.7	Support Features
SF.24	Transit Pass. Collaborate with Metro to encourage schools, employers, and residential developers to provide monthly or annual transit passes for their respective students, employees, and residents.	DOT, DCP, LAUSD, Metro	4.8, 4.9, 4.11	Support Features
SF.25	Trash Facilities. Increase the number of trash cans on sidewalks. Work with local business and community organizations to develop an adopt-a-trash can program.	DPW-BOS	1.7	Support Features
SF.26	Tree Canopy. Continue to expand the City's tree canopy using tree species that are appropriate for the location, climate, water supply, planting conditions and existing street infrastructure.	DPW-BSS, Tree People, NCs	1.7, 3.2, 2.3, 3.1	Support Features
SF.27	Turnstile Design. Work with Metro and local transit agencies to ensure that all turnstiles can accommodate a bicycle.	DOT, City Council, Mayor's Office, BAC	3.5, 4.11	Support Features
SF.28	Bicycle Friendly Businesses. Continue to support Bicycle Friendly Business Program	LADOT, Planning	2.5	Support Features

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Appendix B: Inventory of Designated Scenic Highways and Guidelines

SCENIC HIGHWAYS GUIDELINES

Corridor Plans for each designated Scenic Highway should be prepared in accordance with each corridor's individual character or concept. These Corridor Plans may be incorporated into specific plan or district plan ordinances. In the absence of such adopted Scenic Corridor Plans, the following interim guidelines are established as part of this Plan:

1. Roadway
 - a. Design and alignment of a Scenic Highway roadway must include considerations of safety and capacity as well as preservation and enhancement of scenic resources. However, where a standard roadway design or roadway realignment would destroy a scenic feature or preclude visual access to a scenic feature cited in Appendix E of this Element, design alternatives must be considered through preparation of an environmental impact report.
 - b. Design characteristics such as curves, changes of direction and topography which provide identity to individual Scenic Highways shall be preserved to the maximum extent feasible.

2. Earthwork / Grading
 - a. Grading for new cuts or fills shall be minimized. Angular cuts and fills shall be avoided to the maximum extent feasible.
 - b. All grading shall be contoured to match with the surrounding terrain.
 - c. In order to negate the environmental impacts of grading in designated Hillside Areas (as depicted on Bureau of Engineering Basic Grid Map N^o. A-13372), maximum effort shall be made to balance cut and fill on-site.

3. Planting / Landscaping

- a. Fire-resistant native plants and trees shall be utilized in any parkway landscaping along Scenic Highways located within designated Hillside Areas.
- b. In designated Hillside Areas, where previous plant material has been washed away or destroyed (due to excessive rainfall, fire, grading, etc.) erosion-controlling plants shall be planted to prevent erosion and mud/land slides. Such Hillside parkways and slope easements shall either be hydro-seeded, or terraced and then planted, with native fire-resistant plants.
- c. Outstanding specimens of existing trees and plants located within the public right-of-way of a Scenic Highway shall be retained to the maximum extent feasible within the same public right-of-way.
- d. Low-growing ground cover and/or shrubs shall be utilized as parkway planting along Scenic Highways in order to avoid blocking a desirable view of a scenic feature listed in Appendix E of this Element. Plant material size at maturity as well as overall scale of plants within the landscaped area must be carefully studied in the site analysis and design stages.
- e. Landscaped medians of Scenic Highways shall not be removed. Such medians may be reduced in width (1) to accommodate left turn channelization within one hundred feet of a signalized intersection; or (2) to accommodate a designated Class II bikeway provided that there is compliance with Guideline 3c above, and that the resulting median width is not less than eight (8) feet.

4. Signs / Outdoor Advertising

- a. Only traffic, informational, and identification signs shall be permitted within the public right-of-way of a Scenic Highway.
- b. Off-site outdoor advertising is prohibited in the public right-of-way of, and on publicly-owned land within five hundred feet of the center line of, a Scenic Highway.
- c. A standard condition for discretionary land use approvals involving parcels zoned for non-residential use located within five hundred feet of the center line of a Scenic Highway shall be compliance with the sign requirements of the CR zone.
- d. Designated Scenic Highways shall have first priority for removal of nonconforming billboards or signs. Such priority

extends to properties located along, or within five hundred feet of the center line of, designated Scenic Highways.

5. Utilities

- a. To the maximum extent feasible, all new or relocated electric, communication, and other public utility distribution facilities within five hundred feet of the center line of a Scenic Highway shall be placed underground.
- b. Where undergrounding of such utilities is not feasible, all such new or relocated utilities shall be screened to reduce their visibility from a Scenic Highway.

SCENIC BYWAYS GUIDELINES

Guidelines for Scenic Byways designated in the Community Plans should be established as part of the Community Plan Update or Revision process, with guidelines tailored to local considerations. Such guidelines may be incorporated into the Community Plan text or into a Community Design Overlay (CDO). Guidelines for scenic byway protection and/or enhancement should consider the following aspects:

1. Roadway Design and Alignment
2. Parkway Planting / Landscaping
3. Signs / Outdoor Advertising Restrictions
4. Utilities (e.g. undergrounding of new or relocated utility facilities)
5. Opportunity for Enhanced Non-motorized Circulation

Inventory of Designated Scenic Highways			
Street Name	Alignment	Former Street Designation	Scenic Features or Resources/Comment
Adams Blvd	Figueroa to Crenshaw	Major highway Class II	
Avenue of the Stars	Santa Monica to Pico	Divided major highway Class II	Wide landscaped median, fountains
Balboa Blvd	1.Fwy. 5 to Sesnon; 2.Victory to Burbank Blvd	Major highway Class II Divided major highway Class II	Streets should be designed so as to least disrupt the scenic qualities of the area it traverses. Sepulveda Basin, park access
Barham Blvd	Fwy. 101 to Forest Lawn Dr.	Major highway Class II	Dramatic pass with northerly Valley views
Beverly Glen Blvd.	Ventura Blvd. to Sunset Blvd.	Secondary highway	Winding cross mountain road; valley views
Big Tujunga Canyon Blvd.	Fwy. 210 to northerly City boundary	Secondary highway	Canyon road with impressive views of rugged mountains
Brand Blvd	Sepulveda to City boundary	Divided major highway Class II	Landscaped median
Broadway	98 th St. to 112 th St.	Divided major highway Class II	Wide landscaped median
Burbank Blvd	Balboa to Fwy. 405	Divided major highway Class II	Sepulveda Basin, park access
Burton Way	Le Doux Rd to City boundary with Beverly Hills	Divided major highway Class II	Wide landscaped median
Coldwater Canyon Dr	Ventura Blvd to City boundary with Beverly Hills	Secondary highway	Winding cross mountain road providing access to the Mulholland Scenic Parkway
Colorado Blvd	Eagledale to Monte Bonito	Major highway/divided major highway Class II	(Specific Plan Ord. No. 168,046)
Crenshaw Blvd	Fwy. 10 to Slauson	Major highway Class I	
Culver Blvd	Vista Del Mar to Ballona Creek	Secondary highway	Ocean and Marina views, Ballona wetlands

Street Name	Alignment	Former Street Designation	Scenic Features or Resources/Comment
<i>***Continued from previous page</i>			
Eagle Rock Blvd	NE'y Verdugo Rd to Colorado Blvd	Divided major highway Class II	Landscaped median
Forest Lawn Dr	Barham to Griffith Park Dr.	Major highway Class II	Winding road past Hollywood Hills; gateway to Griffith Park
Fwy. 5	Fwy. 210 to N'y City limit	Freeway	State Scenic Highway
Fwy. 101	Topanga Canyon Blvd to W'y City limit	Freeway	State Scenic Highway
Fwy, 118	DeSoto Ave to W'y City limit	Freeway	State Scenic Highway
Fwy. 210	Fwy. 5 to E'y City limit	Freeway	State Scenic Highway
Glendale Blvd	LA River Bridge to City Boundary with Glendale	Divided major highway Class II	Wide landscaped median
Harbor Blvd	Vincent Thomas Bridge to Crescent Ave + future alignment to Shepard St	Major highway Class II	Views of historic San Pedro and the Port
Highland Ave	Wilshire to Melrose	Divided secondary highway	Landscaped median, significant palm trees
Huntington Dr N	Monterey Rd to E'y City limit	Divided major highway Class II	Wide landscaped median
John S. Gibson Blvd	Harry Bridges Blvd to Pacific Ave	Major highway Class II	Views of harbor activities, Vincent Thomas Bridge
La Tuna Canyon Blvd	Sunland Blvd to Fwy. 210	Secondary highway	Views of ranches in Verdugo Hills
Laurel Canyon Blvd	Ventura Blvd to Hollywood Blvd	Secondary highway	Winding cross mountain road through rustic area
Leimert Blvd	MLK to 43 rd Place	Divided major highway Class II	Landscaped median

Street Name	Alignment	Former Street Designation	Scenic Features or Resources/Comment
<i>***Continued from previous page</i>			
Lincoln Blvd (Highway Route 1)	Venice Blvd to City boundary with Santa Monica	Major highway Class II	State Scenic Highway
Los Feliz Blvd	Riverside Dr to Western Ave	Secondary highway	Hillside and city views
Monterey Rd	Hardison Way to Huntington Dr	Secondary Highway	
Mountaingate Dr	Canyonback Sepulveda	Divided secondary highway	Landscaped median
Mulholland Dr	1.Fwy. 101 westerly to Mulholland Hwy; 2.Mulholland Hwy to Valley Circle Blvd	Scenic Parkway Major highway Class II	(Specific Plan Ord. No. 167,943) Panoramic views, "ribbon of park"
Pacific Avenue/Front St	John S. Gibson Blvd to Harbor Blvd	Major highway Class II	Views of Vincent Thomas Bridge; views of historic San Pedro and Port
Pacific Coast Highway (Highway Rte. 1)	Entire alignment N. of Fwy. 10 (City portion)	Major highway Class II	State Scenic Highway
Palisades Dr	Sunset Blvd to N'ly terminus	Divided secondary highway	Wide mountain road; good landscaping and ocean views
Paseo del Mar	Western Ave to Gaffey St	Secondary highway	Hillside bluff route with ocean views, park access
Plummer St	Valley Circle to Topanga Canyon	Secondary highway	(LAMC 17.05-T)
Porter Ranch Streets Corbin Ave Mason Ave Rinaldi St Sesnon Blvd Winnetka Ave	(future streets)	Major highways Class II	(Specific Ord. No. 166,-068)

Street Name	Alignment	Former Street Designation	Scenic Features or Resources/Comment
<i>***Continued from previous page</i>			
Reseda Blvd	1. Portion N. of Rinaldi; 2. Ventura Blvd. to S'ly terminus	Major highway Class II Secondary highway/Collector street	Street should be designed so as to least disrupt scenic qualities of the hillside area it traverses
Rinaldi St *	Fwy. 405 to Corbin Ave	Major highway Class II	Hillside street with good mountain, Valley Views
Riverside Dr	Los Feliz Blvd to Stadium Way	Major highway Class II	Essential link in "chain of parks" concept
Santa Monica Blvd	Sepulveda to City Boundary with Beverly Hills	Divided major highway Class I	
Santa Susana Pass Rd	Entire alignment within City	Secondary highway	Dramatic pass; hillside and Valley views
San Vicente Blvd	1. Pico Blvd to Colgate Ave; 2. Goshen Ave to 26 th St	Divided major highway Class II Divided secondary highway	Wide street with landscaped median [Specific Plan Ord. No. 161,766]; wide landscaped median
Sepulveda Blvd	1. Fwy 405 to Sunset Blvd; 2. Rayen St. to Devonshire St	Major highway Class II Divided major highway Class II	Old cross mountain road with tunnel, views of mountains and Valley Wide street with landscaped median
Sesnon Blvd *	Winnetka Ave to Balboa Blvd	Major highway Class II	Street should be designed so as to least disrupt the scenic qualities of the hillside area it traverses
Sherman Way	Variel to Kester	Divided major highway Class II	Wide street, landscaped median
Shepard Street	Pacific Ave to Gaffey St	Secondary highway	Views of harbor, ocean
Silverlake Blvd	Duane St to Armstrong Ave	Secondary highway	Views to and from Reservoir; landscaped setbacks
Stadium Way	Fwy. 5 to Fwy. 110	Secondary highway/Collector street	Winding drive through Elysian Park
Sunland Blvd	Chivers Ave. to Fwy. 210	Major highway Class II	Hillside views

Street Name	Alignment	Former Street Designation	Scenic Features or Resources/Comment
<i>***Continued from previous page</i>			
Sunset Blvd	PCH to City Boundary with Beverly Hills	Major highway Class II	Views of mountains, estates, UCLA campus
Tampa Ave	Portion N. of Devonshire St	Major highway Class II	Street should be designed so as to least disrupt the scenic qualities of the hillside area it traverses
Temescal Canyon Rd	PCH to Sunset Blvd	Major highway Class II	Broad avenue lined with parks and amenities
Topanga Canyon Blvd (Highway Rte. 27)	PCH to Mulholland Dr (City portion)	Major highway Class II	State Scenic Highway
Valley Circle Blvd	Mulholland Dr. to Plummer St.	Major highway Class II	"country road" winding past Chatsworth Reservoir with views of "Twelve Apostles" rock formations (LAMC 17.05-T.)
Venice Blvd	Longwood to Abbot Kinney	Divided major highway Class II	Wide street, landscaped median
Ventura Blvd	Valley Circle to Fwy. 405	Major highway Class II	(Specific Plan Ord. No. 166,650)
Vermont Ave	Gage to Gardena Blvd	Divided major highway Class II	Wide street, landscaped median
Vineland Ave	Ventura Blvd to Magnolia	Divided major highway Class II	Landscaped median
Vista del Mar	Culver Blvd to Imperial Highway	Major highway Class II	Sand dunes and ocean views
Wentworth St	Sheldon St to Fwy. 210	Secondary highway	Views of hills, Hansen Dam and Tujunga Wash
Western Ave	1. 25 th St to Paseo del Mar; 2. Franklin Ave to Los Feliz	Major highway Class II Secondary highway	Hillside and ocean views Hillside and city views
White Oak Ave	Rinaldi to Devonshire	Major highway Class II	Deodar trees cultural-historic monument

Street Name	Alignment	Former Street Designation	Scenic Features or Resources/Comment
<i>***Continued from previous page</i>			
Wilshire Blvd	1. Beverly Hills boundary to Malcom Ave; 2. Sycamore to Fairfax	Major highway Class I Major highway Class II	(Specific Plan Ord. No. 155,044) Miracle Mile; landscaped median
Woodley Ave	Victory to Burbank Blvd	Major highway Class II	Park access; Sepulveda Basin
25 th St	Western Ave to W'ly City boundary	Major highway Class II	Hillside and ocean views
Avenue 64	York Blvd to N'ly City boundary	Secondary highway	
<i>City of Los Angeles Transportation Element 1999 - Appendix E</i>			

Appendix C: Funding Resources

Funding Resources and Opportunities

Transportation improvements are funded through multiple departments and are subject to prioritized project lists. As the part of the discussion about smart investments in Chapter 6, it is necessary to identify a diverse cross section of revenue sources that can feasibly implement the improvements proposed in the Plan. This section outlines potential funding opportunities at the federal, state, regional, and local level and discusses various options that are currently being explored or studied by regional and City agencies. The following also includes revenue sources that are currently used to fund Transportation related projects.

Federal Funding Sources

Many of the enhancements proposed in the Mobility Element qualify for Federal Aid.

National Highway System (NHS)

These funds are typically restricted to projects located on the National Highway System.

Surface Transportation Program (STP)

STP funds can be used on any public roads that are not classified as local roads or minor collectors. Such roads are referred to as federal-aid roads or highways. However projects or improvements to bridges, safety, carpool related, and bicycle/pedestrian infrastructure care exempt from the highway restriction.¹

Congestion Mitigation and Air Quality (CMAQ) Improvement

The CMAQ program funds transportation projects and programs that help meet the requirements of the Clean Air Act. Eligible

¹ State of California Department of Transportation, Division of Local Assistance. Local Assistance Program Guidelines: Processing Procedures for Implementing Federal and/or State Funded Local Public Transportation Projects. December 2008.

projects include: transit improvements, travel demand strategies, traffic flow improvements, and fleet conversions to cleaner fuels.²

Transportation Investment Generating Economic Recovery (TIGER)

The United States Department of Transportation invests in road, rail, transit, and port projects that will have a significant impact on the Nation, region, or a metropolitan area. To date, Congress has dedicated \$1.5 billion for TIGER I, \$600 million for TIGER II, \$526.944 million in 2011, and \$500 million in 2012. The TIGER Discretionary Grants have awarded projects that are multi-modal, multi-jurisdictional, or are difficult to fund through existing programs.³

Fixed Guideway Capital Investment Grants Program (New Starts and Small Starts)

The New Starts program provides funds for the construction of fixed guideway systems or extensions to existing guideway systems. The Small Starts program provides funds to capital projects that either (a) meet the definition of a fixed guideway for at least 50 percent of the project length in the peak period or (b) are corridor-based bus projects with 10 minute peak/15 minute off-peak headways or better while operating at least 14 hours per weekday. New Starts projects must cost more than \$75 million and have a total capital cost of more than \$250 million, while Small Starts projects must cost less than \$75 million and have a total capital cost of less than \$250 million.

The New Starts and Small Starts programs were funded through the Safe, Accountable, Flexible, Efficient, Transportation Equity Act: A Legacy for Users (SAFETEA-LU), and was reauthorized through the Moving Ahead for Progress in the 21st Century Act (MAP-21). Map-21 authorized \$1.9 billion for 2013 and \$1.9 billion for 2014. Funds are available for five years (the fiscal year in which the amount is made plus four additional years).⁴

² Ibid

³ United States Department of Transportation. TIGER Grants. www.dot.gov/tiger.

⁴ U.S. Department of Transportation Federal Transit Administration. Notice of FTA Transit Program Changes, Authorized Funding Levels and Implementation of the Moving Ahead for Progress in the 21st Century Act (MAP-21) and FTA Fiscal Year 2013 Apportionments, Allocations, Program Information and Interim Guidance. http://www.fta.dot.gov/documents/2012-10-10_MAP-21_FINAL.pdf

Land & Water Conservation Fund (LWCF)

The LWCF program provides matching grants to States and local governments for the acquisition and development of public outdoor recreation areas and facilities. The program is intended to create and maintain a nationwide legacy of high quality recreation areas and facilities and to stimulate non-federal investments in the protection and maintenance of recreation resources. The LWCF could fund the development of river-adjacent bicycle facilities.

Petroleum Violation Escrow Account (PVEA)

PVEA funds come from fines paid by oil companies in the 1970's for violating oil price caps set by the federal government. The Department of Energy's State Energy and Weatherization Assistance Program distribute the money at the state level through grants. PVEA funds projects with an emphasis on energy saving including public transportation and bridge construction or maintenance.

State Funding Sources

California's principal source of state revenue for transportation is the state excise tax on motor vehicle fuels; this includes motor vehicle fuel, diesel fuel, and alternative fuels on a per-gallon basis. Approximately 49.7% of the State's transportation funding was attributed to the State Fuel Excise Tax, 20.8% to the sales tax on Motor Vehicle Fuel

Much of the money available at the State level is funded through the State Transportation Improvement Program (STIP), which includes revenue from the State Highway Account (SHA) and TEA-21 fund allocated to the State.

Bicycle Transportation Account (BTA)

The Bicycle Transportation Account (BTA) is an annual program that provides state funds for local and regional projects that improve safety and convenience for bicycle commuters. All projects must be designed and developed to meet the commuting needs and physical safety of all bicyclists, in accordance with the Streets and Highways Code (SHC) Section 890-894.2 – California Bicycle Transportation Act. Projects include, but are not limited to, the following:

- New bikeways serving major transportation corridors

- New bikeways removing travel barriers to potential bicycle commuters
- Secure bicycle parking at employment centers, park-and-ride lots, rail and transit terminals, and ferry docks and landings
- Bicycle-carrying facilities on public transit vehicles
- Installation of traffic control devices to improve the safety and efficiency of bicycle travel
- Elimination of hazardous conditions on existing bikeways
- Planning
- Improvement and maintenance of bikeways
- Project planning
- Preliminary engineering
- Final design
- Right of way acquisition
- Construction engineering
- Construction and/or rehabilitation

BTA funds are allocated to cities and counties on a matching basis, with the applicant providing at least 10 percent of the total project cost. The State appropriates approximately \$7.2 million annually for BTA projects, funded through the Highway User's Tax Account (HUTA) and the Transportation Tax Fund.⁵

Environmental Enhancement and Mitigation Program (EEMP)

The Environmental Enhancement and Mitigation (EEM) Program has a total of \$10 million each year to local, state, and federal governmental agencies and to nonprofit organizations. Projects must be directly or indirectly related to the environmental impact of the modification of an existing transportation facility or construction of a new transportation facility. The four categories of the grant are:

- Highway landscaping and urban forestry projects
- Resource lands projects
- Roadside recreation projects
- Mitigation projects beyond the scope of the lead agency

All projects are funded on a reimbursement basis of the state's proportionate share of actual costs. No matching funds, cost shares, or other funding sources are required to apply from the EEM grant. However, projects that include the greatest proportion

⁵ State of California Department of Transportation. Bicycle Transportation Account.
<http://dot.ca.gov/hq/LocalPrograms/bta/btawebPage.htm>

of other monetary sources of funding are rated highest. Grants are limited to \$350,000.⁶

Office of Traffic Safety (OTS) Grant

Office of Traffic Safety Grants (OTS) fund safety programs and equipment. Bicycle and Pedestrian Safety is a specifically identified priority. This category of grants includes enforcement and education programs, which can encompass a wide range of activities, including bicycle helmet distribution, design and printing of billboards and bus posters, other public information materials, development of safety components as part of physical education curriculum, or police safety demonstrations through school visitations. The grant cycle typically begins with a request for proposals in October, which are due the following January. In 2009, OTS awarded \$82 million to 203 agencies.

Recreational Trails Program (RTP)

The Recreational Trails Program provides funds to states to develop and maintain recreational trails and trail-related facilities for both non-motorized and motorized recreational trail uses. Examples of trail uses include hiking, bicycling, in-line skating, equestrian use, and other non-motorized as well as motorized uses. Recreational Trails Program funds may be used for:

- Maintenance and restoration of existing trails;
- Development and rehabilitation of trailside and trailhead facilities and trail linkages;
- Purchase and lease of trail construction and maintenance equipment;
- Construction of new trails (with restrictions for new trails on federal lands);
- Acquisition of easements or property for trails;
- State administrative costs related to this program (limited to seven percent of a State's funds); and
- Operation of educational programs to promote safety and environmental protection related to trails (limited to five percent of a State's funds).

Safe Routes to Schools (SR2S)

The Safe Routes to Schools (SR2S) program provides funds to local governments to improve safety and efforts that promote walking and bicycling within communities. The main objective of the SR2S

⁶ Caltrans. EEM Program Information.
<http://dot.ca.gov/hq/LocalPrograms/EEM/program-info2.htm>

grant is to increase the number of children walking and bicycling to school by removing barriers such as lack of infrastructure, unsafe infrastructure, and lack of programs to educate children, parents, and members of the community. The program rates proposals on the following factors:

- Demonstrated need of the applicant.
- Potential of the proposal for reducing child injuries and fatalities.
- Potential of the proposal for encouraging increased walking and bicycling among students.
- Identification of safety hazards.
- Identification of current and potential walking and bicycling routes to school.
- Consultation and support for projects by school-based associations, local traffic engineers, local elected officials, law enforcement agencies, and school officials.

The State's SR2S program is authorized through Streets & Highways Code Section 2330-2334 and was extended indefinitely through AB 57. In 2012, SR2S awarded \$48.5 million in funds to 139 projects; about \$24.45 million is available annually.⁷

Regional Funding Sources

A major portion of state funding from the State Transportation Improvement Program (STIP) is allocated to Regional Transportation Planning Agencies (RTPAs). In California, 75 percent of STIP funds are sent to the Regional Transportation Improvement Programs (RTIP).⁸ The City of Los Angeles falls under the jurisdiction of the Los Angeles County Metropolitan Transportation Authority (Metro). Metro works with the Southern California of Governments (SCAG), the Metropolitan Planning Organization (MPO), to develop a Regional Transportation Plan (RTP) every four years. The RTP is critical to the region's transportation projects because without it, proposed projects would not qualify for Federal and State funding.

⁷ Caltrans. Safe Routes to School program information.
<http://www.dot.ca.gov/hq/LocalPrograms/saferoutes/sr2s.htm>

⁸ Caltrans. Global Gateways Program.
http://www.dot.ca.gov/hq/tpp/offices/ogm/products_files/GGDP_Final_Report.pdf

Metro: Call for Projects Program

Much of the funds available for local transportation programs are funded through Metro's Call for Projects program. Metro accepts project applications every other year in eight modal categories⁹:

- Regional Surface Transportation Improvements
- Goods Movement Improvements
- Signal Synchronization & Bus Speed Improvements
- Transportation Demand Management
- Bicycle Improvements
- Pedestrian Improvements
- Transit Capital
- Transportation Enhancement Activities

Approved projects are ranked, prioritized, and integrated into the Los Angeles County Transportation Improvement Program (TIP) as part of the five-year program of scheduled projects.¹⁰

Transportation Development Act (TDA), Article 3

The Transportation Development Act (TDA), Article 3 funds are administered by Metro, to local jurisdictions annually. 15 percent of the TDA funds are allocated to the City and County; 30 percent going to the City and 70 percent to the County. TDA Article 3 funds may be used for the following activities related to the planning and construction of bicycle and pedestrian facilities:

- Engineering expenses leading to construction.
- Right-of-way acquisition.
- Construction and reconstruction.
- Retrofitting existing bicycle and pedestrian facilities, including installation of signage to comply with the Americans with Disabilities Act (ADA).
- Route improvements such as signal controls for cyclists, bicycle loop detectors, rubberized rail crossings and bicycle-friendly drainage grates.
- Purchase and installation of bicycle facilities such as secure bicycle parking, benches, drinking fountains, changing rooms, restrooms and showers which are adjacent to bicycle trails,

⁹ Los Angeles County Metropolitan Transportation Authority (METRO). Call for Projects Overview.

http://www.metro.net/projects/call_projects/.

¹⁰ Los Angeles County Metropolitan Transit Authority (Metro). Call for Projects Overview.

http://www.metro.net/projects/call_projects/

employment centers, park-and-ride lots, and/or transit terminals and are accessible to the general public.

Congestion Mitigation Fee Program

The Congestion Mitigation Fee Program was proposed by Metro (through a joint study effort with local jurisdictions and agencies) to meet the state mandated Congestion Management Program (CMP) Deficiency Plan requirements. The one-time fee would be applied to all types of new development projects to help mitigate the impact of growth on the regional transportation network through transportation improvements. A feasibility study was completed in 2008, yet the program has not yet been adopted.¹¹

Local Funding Sources

While the availability of Federal and State grants are adequate sources to fill the gap in necessary funds, they only provide a temporary fix to the ongoing deficit in funding. Regional and local sources can provide a more stable, reliable, and long-term solution to the shortage in transportation improvement funds. However, the limited supply of funds available for transportation improvements and programs are already stretched thin and will require additional sources of revenue to supplement new projects and programs. The following are City's major sources of revenue that fund transportation related projects and programs:

Proposition A Local Transit Assistance Fund

The Proposition A Local Transit Assistance Fund consists of money allocated by the County, based on population. Revenue generated from the ½ cent sales tax is used for the planning administration, and operation of citywide public transportation programs.

Proposition C Transit Improvement Fund

The Proposition C Transit Improvement Fund receives funds from the ½ cent sales tax increase approved in Los Angeles County in 1990. The funds are allocated on a per capita basis and may be used for public transit, paratransit, and the repair and maintenance of streets used by public transit.

¹¹ LACMTA Congestion Management Program. (2013). Metro – Congestion Management Program.
http://www.metro.net/projects/congestion_mgmt_pgm/

Measure R Local Traffic Relief and Rail Expansion Fund

Measure R is a countywide, ½ cent sales tax that funds local and countywide transportation projects and programs. Passed in 2008, this 30-year tax is expected to generate \$40 billion, create 210,000 construction jobs, fund vital county and local transportation projects, and accelerate the timeline of projects in development. Measure R local return funds are a key source of revenue used to fund street maintenance and improvement projects, traffic relief, transit programs and upgrades, and bicycle and pedestrian programs.

Measure J and Extension of Measure R

Measure J was an effort to extend the Measure R Transit Sales Tax by another 30 years. The Measure was put on the ballot in June 2012, but failed to receive the necessary 2/3s vote to pass. Revenue from the 30-year period was expected to be approximately \$90 billion from 2039-2069. While Measure R will not expire until 2039, there is still a need to plan for a funding mechanism or tax that will replace it.

Additional Funding and Leveraging Opportunities

In addition to sources of transportation funding that it has not traditionally relied upon, the City may be able to secure transportation dollars in the future through several existing, but as yet untapped or underutilized, sources of funds. Moreover, the City could potentially benefit from entirely new sources- sources that do not yet exist but are being considered by transportation policymakers and stakeholders.

Special Revenue Funds

According to the City Controller's Office, as of June 30, 2012 there are over 500 Special Revenue Funds in the City of Los Angeles. These funds consist of fees and monies collected for specific purposes and have specific expenditure provisions. While many accounts are actively being used, there is a possibility that the balances of many inactive funds can be used for transportation improvements.

Bicycle Plan Trust Fund

Following the adoption of the Citywide Bicycle Plan in 2010, the City created the Bicycle Trust Fund in 2011 to collect developer mitigation fees. These fees are used to fund the implementation of bicycle projects and programs of the Bicycle Plan. The City

requires conditions of approvals or development agreements, for land use projects, that include the contribution of funds to implement improvements that benefit surrounding communities.

Developer Trust Funds

The City has created 10 trust funds (funded primarily with the Transportation Impact Assessment Fee) that are dedicated for specific transportation projects.

High Priority Projects

There may be an opportunity for the City to obtain 80% of the funding for its unfunded capital projects from Congressional earmarks for "High Priority Projects." The process for obtaining High Priority Project funding is highly discretionary and may not be dependent on well-defined funding criteria. The City would benefit by seeking support for projects through a congressional representative.

Congestion Pricing (Currently being studied by SCAG)

Utilizing a fee or charge to make the best use of existing/future investments in highway, roadway, and/or parking infrastructure. Fees would depend on congestion at the time of use; users would pay more during peak periods of travel or high demand. Different types of congestion pricing include:

- **Facility Pricing.** Charges a toll for the use of all lanes of a road, a bridge, or a short road segment
- **Express Lanes.** HOT lanes; separate lanes of freeway
- **Cordon Pricing.** Fee is charged every time a vehicle crosses a boundary in/out of a congested area
- **Express Parking.** Pricing of parking varies by weekday, weekend, and availability
- **Area Wide Pricing.** Charge is applied to vehicle driving anywhere in a larger area (county or region)
- **VMT.** Fee is applied based on the number of miles traveled (used instead of the gas tax, see below)
- **Emissions Fees.** Variable fees based on the level and type of emissions/pollutants a classification of vehicles produce (encourage a shift to cleaner burner engines..)¹²

¹² Southern California Association of Governments SCAG. (2011). *Express travel choices Study*. http://www.expresstravelchoices.org/docManager/1000000066/F AQ_110113.pdf

Congestion Mitigation Fee

Metro proposed a countywide Congestion Mitigation Fee Programs to meet the State-mandated requirements of the Congestion management Program (CMP) Deficiency Plan to mitigate the impact of new development (2003). The Congestion Mitigation Fee would be applied to new development projects seeking a building permit. This one-time fee would be used to fund transportation projects in each jurisdiction's project list. Each jurisdiction determines the specific fee-per-trip by developing a transportation list that takes into account expected growth in the city and would also generate a fee schedule by land use type.¹³

Although Metro is the Congestion Management Agency, revenue collected by each jurisdiction would stay in the City; control over projects and spending would stay in the local government.

Rental Car Fees

Many states and cities across the country assess a rental car tax to offset the impact of those cars on streets and highways- the State of California and the City of Los Angeles do not. If the City were to levy a 2% tax on all car rentals in the City it could generate \$7 million annually.

Developer Mitigations

Funding through mitigation fees or development agreements can be used strictly for street improvement in the area, rather than beautification projects.

Trash Franchise Fees

The fees collected through a Franchise Fee could be used to repair roads used by private and/or public haulers. There would be a logical nexus between the fee and the use of revenue because a truck carrying 10 times the weight of a car does 1,000 times more damage to a road than a car.

¹³ Metro. Congestion Management Program: Congestion Mitigation Fee Study.
http://media.metro.net/board/Items/2013/05_may/20130515p&pit em15.pdf

General Obligation Bond (Street/Infrastructure Bond)

Is backed by revenue from property taxes and requires a two-thirds voter approval.

Incremental Sales Tax Assessment

In July 2011, the State Tax dropped 1 percent, reducing Los Angeles County's Sales Tax to 8.75. A voter-approved increase of 1/4th of 1 percent by the City would result in \$100 million annually. **However, it is significant to note that in 2012 voters failed to approve (Measure J) an extension of the current half-cent tax (Measure R). Measure R will expire in 2039.*

Special Tax Assessment

An assessment district can be created, at the request of a majority of property owners, to finance improvements in the defined area. All property owners that benefit from improvements would be subject to an assessment (based on how much the property is expected to benefit from the improvement).

Mello-Roos District

The City can form a special, community facilities district (subject to two-thirds approval of property owners in the area) that can finance public infrastructure through the sale of bonds.

Infrastructure Financing District (IFD)

The City or County can create IFDs to pay for regional scale public works projects. IFDs divert property tax increment revenue for up to 30 years. These funds cannot be used for maintenance, repairs, operating costs, and services. The City must first develop an infrastructure plan, send copies to all landowners, consult with local governments, hold a public hearing, and gain approval from all local agencies that will contribute its property tax increment to IFD. In addition two-thirds voter approval is required to form an IFD and issue bonds.

Mark Roos District

Local government facilities can be financed by bank bond pools, funded by bond proceeds. The pool (formed under a Joint Powers Authority) can buy any legally issued debt instrument within or without its geographic area.

General Road User Fees

Similar to tolls implemented on highways, user fees can be applied to City streets.

Transportation Utility Fees

Legal difference between fee and tax, using the "rational nexus test"

- Service needs must be directly relatable to those bearing the cost
- The cost must be allocated proportionally to benefits
- The facilities funded must be part of a comprehensive plan; the fee must account for taxes paid toward transportation so property owners are not double-billed
- The fee revenues must be used for their intended purposes in a timely manner

*proposes a direct fee on those using road/ similar to toll roads

America Fast Forward

In response to the growing need for federal financing to improve transportation infrastructure, Metro, the City of Los Angeles, and a number of municipalities in the US proposed legislation to provide more flexible federal bond and loan programs. America Fast Forward proposes a new federal financing approach to leverage transportation projects by using tax code incentives and credit assistance through two pieces of legislation: Qualified Transportation Improvement Bonds (QTIB) and the Enhanced Transportation Infrastructure Finance and Innovation Act Program (TIFIA). While TIFIA was adopted in 2012, QTIB has yet to be approved. However, QTIB has the support of mayors across the US and provides an opportunity for state and local governments to maximize infrastructure investment through public-private financing mechanisms.

Qualified Transportation Improvement Bonds (QTIB)

Qualified Transportation Improvement Bonds (QTIB) would create a new class of qualified tax credit bonds, similar to those created for forestry, conservation, renewable energy projects, energy conservation, qualified zone academics, and new school construction. The qualified tax credit bonds would be issued by state, local, or other eligible issuers where the federal government subsidizes most or all the interest cost through granting investors annual tax credits in lieu of interest payments. Annual bond authorizations would be \$4.5 billion annually; unissued amounts

could be carried forward to a future year.¹⁴ The QTIB proposal has not been adopted by Congress, but it reflects the growing demand for more flexible transportation financing.

Enhanced Transportation Infrastructure Finance and Innovation Act Program (TIFIA)

The Transportation Infrastructure Finance and Innovation Act (TIFIA) authorizes the federal government to make conditional credit commitments to large projects or programs that meet national infrastructure investment goals. The U.S. Department of Transportation (USDOT) can provide: secured/direct loans, loan guarantees, and lines of credit. Reauthorization of the Transportation Bill (MAP-21) increased the maximum federal share on projects from 33 percent to 49 percent.¹⁵ This guarantees lower interest rates for transportation agencies and decreases the overall cost of projects. Eligible projects must have costs that equal or exceed at least one of the following:

- \$50 million;
- \$25 million for a rural project;
- \$15 million for an intelligent transportation system (ITS) project; or
- 1/3 of the most recently-completed fiscal year's formula apportionments for the States in which the project is located.

¹⁴ Metro. America Fast Forward. <http://americafastforward.net/>

¹⁵ Metro. America Fast Forward: The TIFIA Provision. http://americafastforward.net/wp-content/uploads/2013/03/AFF_TIFA.pdf

Appendix D: Glossary of Transportation Terms

Accessibility: Accessibility is the ability to reach destinations. While mobility focuses on *how* you are getting somewhere, accessibility emphasizes *where* you are going and incorporates land use aspects within transportation planning. Accessibility is the goal of a good transportation system with the end result of increasing the ease of traveling to desired destinations such as jobs, recreation, and other resources.

Active Transportation: consists of pedestrians and bicyclists. Active transportation refers to an interconnected system of pedestrians and bicyclists that are better integrated with and more likely to use public transit.

Alignment: identifies the general location of a current or future roadway.

At-grade crossing: A junction where bicycle path or sidewalk users cross a roadway at the same level as motor vehicle traffic, as opposed to a grade-separated crossing where users cross over or under the roadway using a bridge or tunnel.

ATSAC: Automatics Traffic Surveillance and Control. Developed during the 1984 Olympics, the System monitors and adjusts the traffic signal system based on real-time data to help alleviate traffic congestions.

Bicycle-Enhanced Network (BEN): The BEN is a network of streets that will receive treatments that prioritize bicyclists. This network is a subset of the 2010 Bicycle Plan and will supplement the system.

Bicycle facilities: A general term used to describe all types of bicycle-related infrastructure including linear bikeways and other provisions to accommodate or encourage bicycling, including bicycle racks and lockers, bikeways, and showers at employment destinations.

Bicycle Friendly Street (BFS): A new Class III facility introduced by this Plan a BFS will include at least two engineering street calming treatments in addition to signage and shared lane markings.

Bicycle Lane: A striped lane for one-way bicycle travel on a street or highway. Caltrans refers to this facility as a Class II bikeway.

Bicycle Path: A paved pathway separated from motorized vehicular traffic by an open space or barrier and either within the highway rights-of-way or within an independent alignment. Bicycle paths may be used by bicyclists, skaters, wheelchair users, joggers, and other non-motorized users. Caltrans refers to this facility as a Class I Bikeway which "Provides a completely separated right of way for the exclusive use of bicycles and pedestrians with cross flow of motorists minimized."

Bicycle Route: A shared roadway specifically identified for use by bicyclists, providing a superior route based on traffic volumes and speeds, street width, directness, and/or cross-street priority, denoted by signs only. Caltrans refers to this facility as a Class III Bikeway – "Provides for shared use with pedestrian or motor vehicle traffic."

Bike Boulevard: A roadway that motorists may use, but that prioritizes bicycle traffic through the use of various treatments to slow motorists and enhance the bicycle level of service. Directional signage, bicycle amenities, and other enhancements are most often used together.

Bikeway: A generic term for any road, street, path or way that in some manner is specifically designed for bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are to be shared with other transportation modes.

California Department of Transportation (Caltrans): State agency responsible for the design, construction, operation, and maintenance of the State highway system (includes interstate and state highways)

California Environmental Quality Act (CEQA): CEQA was enacted in 1970 to protect the environment by requiring public agencies to analyze and disclose the potential environmental impacts of proposed land use decisions. Any public or private project with potential adverse effects upon the environment is subject to CEQA and must be reviewed by decision makers and the public. For more information, visit the California Natural Resources Agency page on [CEQA Guidelines](#).

CA MUTCD: The CALTRANS Manual on Uniform Traffic Control Devices, which designates standards for signage and pavement markings.

Capacity: Capacity is the measure of a transportation facility's ability to accommodate a moving stream of people or vehicles in a given period of time.

Class I Bikeway: CALTRANS HDM designation. See "bicycle path".

Class II Bikeway: CALTRANS HDM designation. See "bicycle lane".

Class III Bikeway: CALTRANS HDM designation. See "bicycle route".

Clearance, lateral: Width required for safe passage of bicycle path users as measured on a horizontal plane.

Clearance, vertical: Height required for safe passage of bicycle path users as measured on a vertical plane.

Complete streets: Also known as living streets, complete streets are designed to be safe and comfortable for road users of all modes, ages, and abilities. This includes: pedestrians, public transit vehicles and riders, bicyclists, and motorists.

Complete Streets Networks: A layering of different street networks based on mode of transportation, with each layer incorporating complete streets principles. The concept of Complete Streets Networks is being utilized in this update of the Mobility Element.

CTCDC: The California Traffic Control Devices Committee establishes standards and designs for the signs, striping, pavement markings and signalization included in CA MUTCD.

CROW Manual: Bicycle facility and design manual from the Netherlands.

Enhanced Complete Street System: Is a network of major streets that facilitate multi-modal mobility within the citywide transportation system. This system consists of four networks: Pedestrian-Enhanced Districts (PEDs), Bicycle-Enhanced Network (BEN), Transit-Enhanced Network (TEN), and the Vehicle-Enhanced Network (VEN). The four proposed networks work together as a layered network of complete streets.

Environmental Impact Report (EIR): An environmental impact report is a document that describes and analyzes the significant environmental effects of a project and discusses ways to mitigate or avoid these effects (California Code of Regulations §15362). An EIR is required under CEQA if an initial study indicates that a proposed project may cause one or more significant effects on the environment.

“First-mile, last-mile” solutions: A term used in transportation planning to illustrate the hurdle of getting people to and from a transportation hub and their final destination. An example of a first/last-mile solution in the city of Los Angeles is the [DASH](#) system in Downtown. It connects people from Union Station to their workplace and vice versa on their commutes home. Another solution could be compact, foldable bikes that can easily be brought onto buses, rail, or trains. First and last mile solutions encourage the use of public transport by offering easy ways to connect people to and from their final destinations. See the City’s 2009 “[Maximizing Mobility in Los Angeles](#)” for more information about first-mile, last-mile solutions in LA.

Gaps

Connection Gaps: Connection gaps are missing segments (1/4 mile long or less) on a clearly defined and otherwise well-connected bikeway. Major barriers standing between bicycle destinations and clearly defined routes also represent connection gaps.

Linear Gaps: Similar to connection gaps, linear gaps are 1/2-to one-mile long missing link segments on a clearly defined and otherwise well-connected bikeway.

Corridor Gaps: On clearly defined and otherwise well-connected bikeway, corridor gaps are missing links longer than one mile. These gaps will sometimes encompass an entire street corridor where bicycle facilities are desired but do not currently exist.

System Gaps: Larger geographic areas (e.g., a neighborhood or business district) where few or no bikeways exist would be identified as system gaps. A geographic gap is identified where the density of bikeways in one part of the City is less than the density of bikeways in another part of the City.

General Plan: The policy foundation for all growth and land development in a jurisdiction. The [City of Los Angeles General Plan](#) consists of the Framework Element, eight additional elements, and 35 Community Plans forming the Land Use Element. The Mobility Element will replace the City's [1999 Transportation Element](#).

Geographic Information System (GIS): A collection of computer hardware, software, and geographic data for capturing, storing, manipulating, analyzing, and displaying all forms of geographically referenced information.

Geometry: The vertical and horizontal characteristics of a transportation facility, typically defined in terms of gradient, degrees, and super elevation.

Goods movement: The transport of for-sale products from their manufacturing origin to their final destination where they will be sold. Moving goods can involve many different types of transport such as airplanes, cargo ships, trains, and trucks.

Grade-separated crossing: A bridge or tunnel allowing pedestrians and bicyclists to cross a major roadway without conflict.

Green streets: Streets that incorporate environmentally-friendly design or infrastructure. Examples of green street measures are permeable paving and native plant landscaping, which can both help conserve water and reduce urban runoff without sacrificing aesthetic quality.

Highway Design Manual (HDM): Caltrans Highway Design Manual for the design of transportation facilities including streets and bikeways.

Lead Agency: The primary public agency responsible for managing and carrying out a project. (The City of Los Angeles

Department of City Planning is the Lead Agency in the Mobility Element Update project)

Level of service (LOS): Term for the measurement of how well automobile traffic “flows” on a roadway system or how well an intersection functions.

Livable neighborhood: The concept that a neighborhood that meets the needs and desires of its residents, businesses, and visitors. Factors impacting livability include safety, affordability, health, access, sustainability, diversity, or businesses. A livable neighborhood is often described as a neighborhood that kids can play safely in or where people enjoy spending time in their local community.

Loop detector: A device placed in the pavement at intersections to detect a vehicle or bicycle and trigger a signal or provide green time.

Medians: Area in the center of the roadway that separates directional traffic. Medians may be painted and leveled with the surrounding roadway or “raised” using curb and gutter. Medians may include landscaping, concrete, striping or any combination thereof.

Mitigation Measure: If a proposed project is subject to CEQA, mitigation measures are proposed to eliminate, avoid, rectify, compensate for, or reduce that effect on the environment.

Mobility: Mobility is the ability to move around. It takes into consideration how people are getting from place to place (i.e. walking, biking, bus, auto, etc) and how fast. In general, improving mobility improves accessibility.

Mode share: Also called mode split, refers to the number or percentage of travelers using a certain mode of transportation.

MPP LADOT: Manual of Policies and Procedures used by the City's Department of Transportation

Multi-modal transportation: Refers to a transportation system that considers various modes or ways of getting around (public transit, walking, biking, car, etc.)

MUTCD: Federal Manual on Uniform Traffic Control Devices, which designates standards for signage and pavement markings. CA MUTCD has jurisdiction in California.

Non-Motorized Transportation: Refers to modes of travel such as walking and biking. (also includes equestrians)

Notice of Preparation (NOP): A Notice of Preparation is a document stating that an EIR will be prepared for a particular project. It is the first step in the EIR process (14 California Code of Regulations §15082). The NOP includes a description of the project, location indicated on an attached map, probable environmental effects of the project.

Paved shoulder: The outer edge of the roadway beyond the outer stripe edge that provides a place for bicyclists when it is wide enough (3 ft. minimum), free of debris, and does not contain rumble strips or other obstructions.

Pavement marking: Any marking on the surface of the pavement that gives directions to motorists and other road users in the proper use of the road. The MUTCD determines the standard marking in California for state and local use.

Pedestrian-Enhanced Destinations (PEDs): The PEDs are areas where pedestrian improvements are prioritized relative to other modes. These areas may be located near schools, transit stations,

areas of high pedestrian activity, areas with high collision frequency, or other placemaking opportunity areas.

Performance metrics: Standards and measurements for performance results. In transportation planning, the most commonly used performance metrics measure vehicle throughput and delay (congestion).

Refuge islands: Raised medians which may be used by pedestrians or bicyclists at intersections or mid-block for assistance with crossing wide streets or signalized intersections.

Regional Transportation Plan (RTP): A plan to meet the region's long-term mobility needs by connecting transportation and land use policy decisions. The RTP is prepared by the [Southern California Association of Governments \(SCAG\)](#), which is the Metropolitan Planning Organization (MPO) of this region.

Right of way (ROW): The legally granted access that a roadway or other transportation facility can use. It is important to note that the right of way can extend beyond the asphalt in a street and can also include non-street land such as former railroad lines.

Sensitive receptors: A term from the [Environmental Protection Agency](#) that refers to areas with occupants more susceptible to the adverse effects of exposure to toxic chemicals, pesticides, and other pollutants. Sensitive receptors include (but are not limited to) hospitals, schools, daycare facilities, elderly housing and convalescent facilities.

Shared pathway: A path that permits more than one type of user, such as a path designated for use by both pedestrians and bicyclists.

Shared roadway: A roadway where bicyclists and motor vehicles share the same space with no striped bicycle lane. Any roadway

where bicycles are not prohibited by law (i.e. interstate highways or freeways) is a shared roadway.

Sight distance: The distance a person can see along an unobstructed line of sight.

Single-occupancy vehicle: A private car that is being used to transport only one person, the driver.

Southern California Association of Governments (SCAG): [SCAG](#) is a Joint Powers Authority and the Metropolitan Planning Organization (MPO) for this region. Their main task is to develop a [Regional Transportation Plan \(RTP\)](#) and Federal Transportation Improvement Program (FTIP) every four years. These documents identify transportation priorities for the region.

Street classifications: Arterial – Major streets that are very wide with multiple lanes; Non Arterial – Local streets that are not very wide. These are the type of streets that usually run through neighborhoods. Learn more about street classifications [here](#).

Streetscape: The visual appearance, physical forms, and character of a street. Examples of streetscape elements include roadways, medians, sidewalks, street furniture, crosswalks, signs, open space, and landscaping, among many other factors. View common street features in our [Street Features Glossary](#).

Traffic calming: Changes in street alignment, installation of barriers, and other physical measures employed to reduce traffic speeds and/or cut-through traffic volumes in the interest of street safety, livability, and other public purposes.

Traffic control devices: Signs, signals, or pavement markings whether permanent or temporary, placed on or adjacent to a travel way by authority of a public body having jurisdiction to

regulate, warn, or guide traffic. CA MUTCD/MUTCD designates standards.

Traffic volume: The number of vehicles that pass a specific point for a specific amount of time (hour, day, year).

Transit-Enhanced Network (TEN): The proposed TEN will improve existing and future bus service on arterial streets by prioritizing improvements for transit riders.

Transportation Demand Management (TDM): Strategies that influence long-term travel behavior. The aim of TDM is to improve mobility and decrease negative impacts such as traffic congestion and air pollution. TDM strategies can include: ride-sharing, providing commuter subsidies, promoting walking and biking, and encouraging flexible work schedules.

Transportation System Management (TSM): Strategies that make better use of the existing transportation system by improving signalization, re-striping lanes for turning vehicles, or providing real-time traffic information. TSM strategies aim to increase efficiency and capacity in the short-term.

Utilitarian trips: Trips that are not for recreational purposes, such as running errands.

Vehicle Enhanced Network (VEN): The proposed VEN consists of enhancements, on a select group of streets, to prioritize the efficient movement of motor vehicles.

Wayfinding signs: Signs typically placed at road and bicycle path junctions (decision points) to guide bikeway users toward a destination or experience.

Walkable neighborhood: A neighborhood in which people can safely and easily walk to a variety of local destinations and resources.

Wide curb lane: A 14 foot (or greater) wide outside lane adjacent to the curb of a roadway, that provides space for bicyclists to ride next to (to the right of) motor vehicles. Also referred to as a "wide outside lane". If adjacent to parking, 22 feet in width may also be considered a wide curb lane.

Appendix E: Glossary of Acronyms

AASHTO - American Association of State Highway and Transportation Officials

AB - Assembly Bill

APC - Area Planning Commission

BAC - Bicycle Advisory Committee (City of Los Angeles)

BFS - Bicycle Friendly Street

BLOS - Bicycle Level of Service

BoE - Bureau of Engineering (Department of Public Works)

BoS - Bureau of Sanitation (Department of Public Works)

BP - Bicycle Plan

BPIT - Bicycle Plan Implementation Team

BRT - Bus Rapid Transit

BSL - Bureau of Street Lighting (Department of Public Works) **BSS** - Bureau of Street Services (Department of Public Works) **BTA** - Bicycle Transportation Account (Caltrans)

BTSP - Bicycle Transportation Strategic Plan (Metro)

CA DMV - California Department of Motor Vehicles

CA MUTCD - California Manual on Uniform Traffic Control Devices
Caltrans - California Department of Transportation

CDL - Commercial Driver License

CEQA - California Environmental Quality Act

CFP - Call for Projects (Metro)

CMAQ - Congestion Mitigation and Air Quality

CRA - Community Redevelopment Agency

CSHTS - California Statewide Household Travel Survey

Appendix E: Glossary of Acronyms

CTCDC - California Traffic Control Device Committee

DBS - Department of Building and Safety

DCP - Department of City Planning

DEIR - Draft Environmental Impact Report

DOT - Department of Transportation

DPW - Department of Public Works

DUI - Driving Under the Influence (of alcohol or drugs) **EAD** -
Environmental Affairs Department

EIR - Environmental Impact Report

GHG - Greenhouse Gas

GIS - Geographic Information System

GSD - General Services Department

HDM - Highway Design Manual (Caltrans) **HSIP** - Highway Safety
Improvement Program **ITA** - Information Technology Agency

LACMTA - Los Angeles County Metropolitan Transportation
Authority (also Metro)

LAMC - Los Angeles Municipal Code

LAPD - Los Angeles Police Department

LAUSD - Los Angeles Unified School District

LAWA - Los Angeles World Airports

LOS - Level of Service

Metro - Los Angeles County Metropolitan Transportation Authority
(also LACMTA or MTA)

MUTCD - Manual on Uniform Traffic Control Devices (Federal) **NHTS** -
National Household Travel Survey

OTS - Office of Traffic Safety (State of California)

PBCAT - Pedestrian and Bicycle Crash Analysis Tool

PMS - Pavement Management System **POLA** - Port of Los Angeles

PSA - Public Service Announcement **RAP** - Recreation and Parks

ROW - Right-of-Way

RTP - Recreational Trails Program

RTPA - Regional Transportation Planning Agency

RUS - Recreational Use Statute

SAFTEA-LU - Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users

SB - Senate Bill

SCAG - Southern California Association of Governments

SCS - Sustainable Community Strategy

SLM - Shared Lane Marking (also "sharrow")

SLPP - State Local Partnership Program

SR2S - Safe Routes to School (CA State Program) **SRTS** - Safe Routes to School (Federal Program) **SWITRS** - Statewide Integrated Traffic Records System **TDA** - Transportation Development Act

TEA-21 - Transportation Equity Act of the 21st Century **TIMP** - Traffic Impact and Mitigation Studies

VMT - Vehicle Miles Traveled

Photo TK



Los Angeles
Department
of City Planning



The road ahead.



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number DIR-2021-4708-SPR

Env. Case Number ENV-2021-4709-EAF

Application Type Site Plan Review

Case Filed With (Print Name) Annam. Vidal Date Filed 6/8/21

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
*All terms in this document are applicable to the singular as well as the plural forms of such terms.
 Detailed filing instructions are found on form CP-7810*

1. PROJECT LOCATION

Street Address¹ 2233-2251 Jesse St Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Portions of Lot 4 of Tract 207 (see attached legal description)

Assessor Parcel Number 5171-016-010 Total Lot Area 202,160

2. PROJECT DESCRIPTION

Present Use Warehouse (cold storage)

Proposed Use Production studio / soundstage, ancillary offices and storage

Project Name (if applicable) N/A

Describe in detail the characteristics, scope and/or operation of the proposed project Additions and change of use from warehouse (cold storage) to motion picture production studio / soundstage and ancillary office. Total floor area is 236,991 sq. ft. Project will request Site Plan Review, pursuant to LAMC Section 16.05.C.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant)
- Site is located within 500 feet of a freeway or railroad
- Site has existing buildings (provide copies of building permits)
- Site is located within 500 feet of a sensitive use (e.g. school, park)
- Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)
- Site has special designation (e.g. National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

LEGAL DESCRIPTION

PARCEL 1:

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF LOS ANGELES, BEING THAT PORTION OF LOT 4 OF TRACT 207, AS PER MAP RECORDED IN BOOK 13, PAGE 168 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED SECOND IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 28602, PAGE 230, OFFICIAL RECORDS, SAID POINT BEING ALSO A POINT AT THE WESTERLY END OF THE NORTHERLY LINE OF STEVENSON AVENUE (NOW JESSE STREET), AS SHOWN ON SAID MAP OF TRACT 207; THENCE NORTH $89^{\circ}21'49''$ WEST 33.29 FEET ALONG THE WESTERLY PROLONGATION OF SAID NORTHERLY LINE AND ALONG A NORTHERLY LINE OF SAID PARCEL DESCRIBED SECOND IN SAID DEED; THENCE SOUTH $78^{\circ}19'56''$ WEST, A DISTANCE OF 0.71 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED SECOND IN SAID DEED TO THE TRUE POINT OF BEGINNING; THENCE SOUTH $78^{\circ}19'56''$ WEST 531.69 FEET ALONG SAID LAST MENTIONED NORTHERLY LINE TO A POINT ON A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 71.57 FEET TO A POINT IN AN EASTERLY LINE OF THAT CERTAIN EASEMENT TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 6775, PAGE 321, OFFICIAL RECORDS, THENCE TANGENT TO SAID CURVE AND ALONG SAID EASTERLY LINE AND ITS NORTHERLY PROLONGATION, NORTH $19^{\circ}39'30''$ WEST 256.34 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF AN EASTERLY LINE OF SAID EASEMENT; THENCE NORTH $10^{\circ}35'30''$ WEST 210.48 FEET ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID EASTERLY LINE TO A POINT ON A SOUTHWESTERLY LINE OF WHITTIER BOULEVARD, AS DESCRIBED IN FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 296924 OF THE SUPERIOR COURT IN AND FOR SAID COUNTY, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 11213, PAGE 208, OFFICIAL RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH $72^{\circ}58'12''$ EAST 678.18 FEET TO A POINT IN A LINE PARALLEL TO AND DISTANT WESTERLY 33 FEET, MEASURED AT RIGHT ANGLES FROM AN EASTERLY LINE OF SAID LOT 4; THENCE ALONG SAID PARALLEL LINE, SOUTH $20^{\circ}11'49''$ EAST 104.18 FEET TO A POINT ON A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 349.27 FEET; THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 78.62 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION INCLUDED WITHIN THE LINES OF THE LAND CONVEYED TO THE LINCOLN NATIONAL LIFE INSURANCE COMPANY, BY DEED RECORDED ON JANUARY 27, 1955 AS INSTRUMENT NO. 922, IN BOOK 46743, PAGE 136 OF SAID OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF LOT 4 OF TRACT 207, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 13, PAGE 168 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THAT CERTAIN EASEMENT TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 6775, PAGE 321, OFFICIAL RECORDS, BEING ALSO THE EASTERLY LINE OF MISSION ROAD, AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED ON FEBRUARY 18, 1954 AS INSTRUMENT NO. 3798, IN BOOK 43872, PAGE 10, OFFICIAL RECORDS, WITH THE SOUTHWESTERLY PROLONGATION OF THE EXTERIOR LINE OF THE NORTHWESTERLY WALL OF AN EXISTING WAREHOUSE, SAID POINT BEING DISTANT NORTHERLY ALONG SAID EASTERLY LINE, NORTH 19°39'30" WEST 88.82 FEET FROM THE NORTHERLY TERMINUS OF THAT CERTAIN CURVE, HAVING A RADIUS OF 50 FEET AND AN ARC LENGTH OF 71.57 FEET, DESCRIBED IN THE DEED TO LINCOLN NATIONAL LIFE INSURANCE COMPANY, RECORDED ON JANUARY 27, 1955 AS INSTRUMENT NO. 922, IN BOOK 46743, PAGE 136, OFFICIAL RECORDS, THENCE ALONG SAID EXTERIOR LINE, NORTH 78°22'02" EAST 50.76 FEET TO AN ANGLE POINT IN SAID EXTERIOR LINE; THENCE NORTHERLY ALONG SAID LINE, NORTH 11°37'58" WEST 85.10 FEET TO AN ANGLE POINT IN SAID EXTERIOR LINE; THENCE EASTERLY ALONG SAID EXTERIOR LINE, NORTH 78°22'02" EAST 190 FEET TO THE SOUTHERLY PROLONGATION OF THAT CERTAIN COURSE, HAVING A BEARING OF SOUTH 11°40'04" EAST AND A LENGTH OF 71.25 FEET IN THE WESTERLY LINE OF SAID LAND DESCRIBED IN BOOK 46743, PAGE 136, OFFICIAL RECORDS; THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION, NORTH 11°40'04" WEST 77.73 FEET, MORE OR LESS TO AN ANGLE POINT IN SAID LAND DESCRIBED IN BOOK 46743, PAGE 136, OFFICIAL RECORDS; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LAND DESCRIBED IN BOOK 46743, PAGE 136, OFFICIAL RECORDS, SOUTH 78°19'56" WEST 262.73 FEET, MORE OR LESS TO THE EASTERLY LINE OF SAID EASEMENT DESCRIBED IN BOOK 6775, PAGE 321, OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, SOUTH 19°39'30" EAST 164.59 FEET, MORE OR LESS, POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF LOT 4 OF TRACT 207, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 13, PAGE 168 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF THE LAND SECOND DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 28602, PAGE 230, OFFICIAL RECORDS, SAID CORNER BEING ALSO THE WESTERLY END OF THE NORTHERLY LINE OF STEVENSON AVENUE (NOW JESSE STREET), AS SHOWN ON SAID MAP; THENCE ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID AVENUE AND ALONG THE NORTHERLY LINE OF THE LAND SECOND DESCRIBED IN SAID DEED, NORTH 89°21'49" WEST 33.52 FEET, MORE OR LESS, TO AN ANGLE POINT THEREIN, THENCE ALONG THE NORTHERLY LINE OF SAID LAND SO DESCRIBED SOUTH 78°19'56" WEST 140.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 11°40'04" WEST 248.28 FEET TO THE SOUTHERLY LINE OF WHITTIER BOULEVARD, AS DESCRIBED IN FINAL DECREE OF CONDEMNATION, ENTERED IN SUPERIOR COURT LOS ANGELES COUNTY, CASE NO. 296924, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 11213, PAGE 208, OFFICIAL RECORDS; THENCE ALONG SOUTHERLY LINE, NORTH 72°58'12" WEST 243.65 FEET; THENCE SOUTH 11°40'4" EAST 71.25 FEET; THENCE SOUTH 78°19'56" WEST 262.73 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 6775, PAGE 321, OFFICIAL RECORDS, BEING ALSO THE EASTERLY LINE OF MISSION ROAD AS DESCRIBED IN DEED TO

THE CITY, RECORDED ON FEBRUARY 18, 1954 AS INSTRUMENT NO. 3798, IN BOOK 43872, PAGE 10, OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, SOUTH 19°39'30" EAST 253.41 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 71.57 FEET TO THE NORTHERLY LINE OF JESSE STREET, AS DESCRIBED IN SAID DEED RECORDED IN BOOK 28602, PAGE 230, OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY LINE, NORTH 78°19'56" EAST 391.69 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION INCLUDED WITHIN THE LINES OF THE FOLLOWING DESCRIBED LAND. BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THAT CERTAIN EASEMENT TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 6775, PAGE 321, OFFICIAL RECORDS; BEING ALSO THE EASTERLY LINE OF MISSION ROAD, AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED ON FEBRUARY 18, 1954 AS INSTRUMENT NO. 3798, IN BOOK 43872, PAGE 10, OFFICIAL RECORDS, WITH THE SOUTHWESTERLY PROLONGATION OF THE EXTERIOR LINE OF THE NORTHWESTERLY WALL OF AN EXISTING WAREHOUSE, SAID POINT BEING DISTANT NORTHERLY ALONG SAID EASTERLY LINE, NORTH 19°39'30" WEST 88.82 FEET FROM THE NORTHERLY TERMINUS OF THAT CERTAIN CURVE, HAVING A RADIUS OF 50 FEET AND AN ARC LENGTH OF 71.57 FEET, DESCRIBED IN THE DEED TO LINCOLN NATIONAL LIFE INSURANCE COMPANY, RECORDED ON JANUARY 27, 1955 AS INSTRUMENT NO. 922, IN BOOK 46743, PAGE 136, OFFICIAL RECORDS; THENCE ALONG SAID EXTERIOR LINE, NORTH 78°22'02" EAST 50.76 FEET TO AN ANGLE POINT IN SAID EXTERIOR LINE; THENCE NORTHERLY ALONG SAID LINE, NORTH 11°37'58" WEST 85.10 FEET TO AN ANGLE POINT IN SAID EXTERIOR LINE; THENCE EASTERLY ALONG SAID EXTERIOR LINE, NORTH 78°22'02" EAST 190 FEET TO THE SOUTHERLY PROLONGATION OF THAT CERTAIN COURSE, HAVING A BEARING OF SOUTH 11°40'04" EAST AND A LENGTH OF 71.25 FEET IN THE WESTERLY LINE OF SAID LAND DESCRIBED IN BOOK 46743, PAGE 136, OFFICIAL RECORDS; THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION, NORTH 11°40'04" WEST 77.73 FEET, MORE OR LESS TO AN ANGLE POINT IN SAID LAND DESCRIBED IN BOOK 46743, PAGE 136, OFFICIAL RECORDS; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LAND DESCRIBED IN BOOK 46743, PAGE 136, OFFICIAL RECORDS, SOUTH 78°19'56" WEST 262.73 FEET, MORE OR LESS TO THE EASTERLY LINE OF SAID EASEMENT DESCRIBED IN BOOK 6775, PAGE 321, OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, SOUTH 19°39'30" EAST 164.59 FEET, MORE OR LESS, POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY THERETO, AS PROVIDED IN THE DEED RECORDED APRIL 30, 1954.

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: 90,313 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)³ 0 + Adding 0 = Total 0
 Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
 Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? N/A ft.

If you have dedication requirements on multiple streets, please indicate: N/A

3. ACTION(S) REQUESTED

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

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section 16.05.C

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: Site Plan Review for a project that creates 50,000 or more of net new non-residential floor area and creates more than 1,000 new average daily trips.

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) N/A

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. N/A Ordinance No.: N/A

- Condition compliance review
- Clarification of Q (Qualified) classification
- Modification of conditions
- Clarification of D (Development Limitations) classification
- Revision of approved plans
- Amendment to T (Tentative) classification
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

N/A

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form See attached SPR form
- b. Geographic Project Planning Referral See attached
- c. Citywide Design Guidelines Compliance Review Form N/A
- d. Affordable Housing Referral Form N/A
- e. Mello Form N/A
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A
- g. HPOZ Authorization Form N/A
- h. Management Team Authorization N/A
- i. Expedite Fee Agreement N/A
- j. Department of Transportation (DOT) Referral Form N/A
- k. Preliminary Zoning Assessment Referral Form N/A
- l. SB330 Preliminary Application N/A
- m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A
- n. Order to Comply N/A
- o. Building Permits and Certificates of Occupancy See attached.
- p. Hillside Referral Form (BOE) N/A
- q. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A
- r. SB330 Determination Letter from Housing and Community Investment Department N/A
- s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Shep Wainwright

Company/Firm Jesse Street LA Owner LLC

Address: 136 E 57th Street **Unit/Space Number** 705

City New York **State** NY **Zip Code:** 10022

Telephone (213) 279-6965 **E-mail:** mgonzales@gonzaleslawgroup.com

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) Next Gen Developments I, LLC; Next Gen Developments II, Next Gen Developments III, LLC

Address 777 E 10th Street **Unit/Space Number** _____

City Los Angeles **State** CA **Zip Code:** 90021

Telephone _____ **E-mail:** _____

Agent/Representative name Michael Gonzales

Company/Firm Gonzales Law Group APC

Address: 800 Wilshire Blvd **Unit/Space Number** 860

City Los Angeles **State** CA **Zip:** 90017

Telephone (213) 279-6965 **E-mail:** mgonzales@gonzaleslawgroup.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ **Unit/Space Number** _____

City _____ **State** _____ **Zip Code:** _____

Telephone _____ **E-mail:** _____

Primary Contact for Project Information *(select only one)* Owner Applicant
 Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

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

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature Shep Wainwright Date 5/13/21

Print Name Shep Wainwright, on behalf of owner per LOA

Signature _____ Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 5/13/21 before me, William Chase Sanderson, Notary Public
(Insert Name of Notary Public and Title)

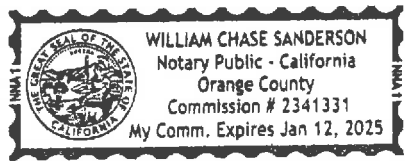
personally appeared Andrew Shepherd Wainwright, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)

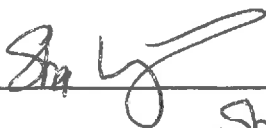


APPLICANT

- 8. APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____



Date: _____

5/13/21

Print Name: _____

Shep Wannwright



Home | Library | Chemicals | Diesel Exhaust Particulate



Diesel Exhaust Particulate

Occurrence/Use

Component of diesel emissions

Cancer Potency Information

Inhalation Unit Risk ($\mu\text{g}/\text{cubic meter}$)-1:	3.0 E-4
Inhalation Slope Factor ($\text{mg}/\text{kg}\cdot\text{day}$)-1:	1.1 E+0
Comments/References:	ARB 2016. Consolidated Table of OEHHA/ARB Approved Risk Assessment Health Values . Listed as Particulate Emissions from Diesel-Fueled Engines. Note: Scientific Review Panel unit risk 'reasonable estimate' = 3.0E-4($\mu\text{g}/\text{m}^3$)-1.

Air

Chronic REL

Chronic Inhalation REL ($\mu\text{g}/\text{m}^3$):	5
Chronic Target Organs:	Respiratory system
Human Data:	No
Last Chronic REL Revision:	1998
Chronic Reference Exposure Levels Comments:	ARB 1998. Findings of the Scientific Review Panel on the Report on Diesel Exhaust

Proposition 65

Chemical Status

Cancer: Currently listed

Cancer

Listed as causing:	Cancer
Date of Listing:	10/01/1990



Cal EPA

- > Air Resources Board
- > Cal Recycle
- > Department of Pesticide Regulation
- > Department of Toxic Substances Control
- > State Water Resources Control Board

Alerts

- > Amber Alert
- > Cal Alerts
- > My Hazards

About

- > Governor
- > Lt. Governor
- > California Data

Campaigns

- > Register to Vote
- > Save Our Water
- > Flex Alert

Select Language | ▼



Gavin Newsom
California Governor

[Website](#)



Jared Blumenfeld
Secretary for
Environmental Protection

[Website](#)



Lauren Zeise
Director

[Website](#)



Export File: ALLPOLLS_NAA
Format: .dbf, .xls
Contains: A listing of all nonattainment areas grouped under common area names, including area classification, county counts, and 2010 census populations.

This export is similar to the "Criteria Pollutant Nonattainment Summary Report" except where the report lists the number of nonattainment areas for a pollutant grouped within a common area name, the export will provide multiple rows for the common area name listing the areas.

Example Green Book reports:

[Criteria Pollutant Nonattainment Summary Report](#) (1.b. on Data Download page)
[Details of Criteria Pollutant Nonattainment Summary Report](#) (1.c. on Data Download page)

Notes:

The common name (common_nm field) may not reflect the exact name of any area on the row. This column cannot be exact since the nonattainment area for one pollutant may not contain the same counties, cities, or states as the nonattainment area for another pollutant on the same row.

The 8-hour Ozone (1997 standard) was revoked on April 6, 2015, and the 1-hour Ozone (1979 standard) was revoked on June 15, 2005. Areas for revoked standards are not included in this export.

A multi-state nonattainment area is considered split if some states have been redesignated but other states in the area have not. A split area is not considered a maintenance area until all states in the area are redesignated.

ALLPOLLS_NAA File Structure:

	Field	Description
1.	Common_cd	Code related to the common name of the area
2.	States	State abbreviation(s) in which the nonattainment area is located
3.	Common_nm	Common area name for grouping all related pollutant areas
4.	O8_15npop	2015 8-hr Ozone nonattainment area 2010 census population (in thousands)
5.	O8_15ncty	2015 8-hr Ozone nonattainment area county count
6.	O8_15ncl	2015 8-hr Ozone nonattainment area abbreviated classification
7.	O8_15nnm	2015 8-hr Ozone nonattainment area name
8.	SplO8_15	.T. if split 2015 8-hr Ozone area (See Note)
9.	O8_08npop	2008 8-hr Ozone nonattainment area 2010 census population (in thousands)
10.	O8_08ncty	2008 8-hr Ozone nonattainment area county count
11.	O8_08ncl	2008 8-hr Ozone nonattainment area abbreviated classification
12.	O8_08nnm	2008 8-hr Ozone nonattainment area name
13.	SplO8_08	.T. if split 2008 8-hr Ozone area (See Note)
14.	PM2512npop	2012 PM-2.5 nonattainment area 2010 census population (in thousands)
15.	PM2512ncty	2012 PM-2.5 nonattainment area county count
16.	PM2512ncl	2012 PM-2.5 nonattainment area abbreviated classification
17.	PM2512nnm	2012 PM-2.5 nonattainment area name
18.	SplPM2512	.T. if split 2012 PM-2.5 area (See Note)
19.	PM2506npop	2006 PM-2.5 nonattainment area 2010 census population (in thousands)
20.	PM2506ncty	2006 PM-2.5 nonattainment area county count
21.	PM2506ncl	2006 PM-2.5 nonattainment area abbreviated classification
22.	PM2506nnm	2006 PM-2.5 nonattainment area name
23.	SplPM2506	.T. if split 2006 PM-2.5 area (See Note)
24.	PM2597npop	1997 PM-2.5 nonattainment area 2010 census population (in thousands)
25.	PM2597ncty	1997 PM-2.5 nonattainment area county count
26.	PM2597ncl	1997 PM-2.5 nonattainment area abbreviated classification

27.	PM2597nrm	1997 PM-2.5 nonattainment area name
28.	SplPM2597	.T. if split 1997 PM-2.5 area (See Note)
29.	PM10_npop	PM-10 nonattainment area 2010 census population (in thousands)
30.	PM10_ncty	PM-10 nonattainment area county count
31.	PM10_ncl	PM-10 nonattainment area abbreviated classification
32.	PM10_nnm	PM-10 nonattainment area name
33.	SplPM10	.T. if split PM-10 area (See Note)
34.	CO_npop	CO nonattainment area 2010 census population (in thousands)
35.	CO_ncty	CO nonattainment area county count
36.	CO_ncl	CO nonattainment area abbreviated classification
37.	CO_nnm	CO nonattainment area name
38.	SplCO	.T. if split CO area (See Note)
39.	SO210_npop	2010 SO2 nonattainment area 2010 census population (in thousands)
40.	SO210_ncty	2010 SO2 nonattainment area county count
41.	SO210_ncl	2010 SO2 nonattainment area abbreviated classification
42.	SO210_nnm	2010 SO2 nonattainment area name
43.	SplSO210	.T. if split 2010 SO2 area (See Note)
44.	SO2_npop	1971 SO2 nonattainment area 2010 census population (in thousands)
45.	SO2_ncty	1971 SO2 nonattainment area county count
46.	SO2_ncl	1971 SO2 nonattainment area abbreviated classification
47.	SO2_nnm	1971 SO2 nonattainment area name
48.	SplSO2	.T. if split 1971 SO2 area (See Note)
49.	Lead8_npop	2008 Lead nonattainment area 2010 census population (in thousands)
50.	Lead8_ncty	2008 Lead nonattainment area county count
51.	Lead8_ncl	2008 Lead nonattainment area abbreviated classification
52.	Lead8_nnm	2008 Lead nonattainment area name
53.	SplLead8	.T. if split 2008 Lead area (See Note)
54.	Lead_npop	1978 Lead nonattainment area 2010 census population (in thousands)
55.	Lead_ncty	1978 Lead nonattainment area county count
56.	Lead_ncl	1978 Lead nonattainment area abbreviated classification
57.	Lead_nnm	1978 Lead nonattainment area name
58.	SplLead	.T. if split 1978 Lead area (See Note)
59.	ExportDt	Date of export

Export File: AREADATA
Format: .dbf, .xls
Contains: An area-level list of designated nonattainment and maintenance area status, design values, population and classification information for all criteria pollutants.

Example Green Book report – similar reports found on each NAAQS Standard page:
[8-Hour Ozone \(2008\) Designated Area Design Values](#)

Notes:

The 8-hour Ozone (1997 standard) was revoked on April 6, 2015, and the 1-hour Ozone (1979 standard) was revoked on June 15, 2005. Areas for these NAAQS are included in this export, except 1-hour Ozone areas with previous classifications of “Incomplete Data” or “Section 185” are excluded.

Any multi-state nonattainment area is not counted as a maintenance area until all states in the area are redesignated. A split area has “[Split]” listed after the area name.

More detailed design value data can be found on the [EPA Design Value website](#).

AREADATA File Structure:

	Field	Description
1.	Area_Name	Name of nonattainment or maintenance area
2.	Pollutant	Criteria pollutant standard
3.	Status	“NAA” for nonattainment area, “Maint” for maintenance area
4.	Revoked_NA	“Revoked” for NAAQS that have been revoked, otherwise empty
5.	Orig_dv	Area design value at time of initial designation
6.	Orig_yrs	Design value monitoring years at time of initial designation
7.	Cur_dv	Current annual design value
8.	Cur_dv24	Current 24-hour design value
9.	Cur_qa_yrs	Current design value monitoring year(s)
10.	Cur_vio_tx	Current design value Meets NAAQS determination
11.	Cur_dvasof	Date of current design values
12.	Dv_units	Design value units
13.	Class	Current area classification or at time of redesignation. Blank for pollutant standards without classifications
14.	Areapop	2010 census area population
15.	nCntyTotal	Total number of counties in area
16.	Region	EPA region(s) in area
17.	States	State abbreviation(s) in which the area is located
18.	Pollorder	Allows sorting classifications in air quality order within a pollutant grouping
19.	ComposID	Unique area identifier for linking with map GIS files and other databases
20.	ExportDt	Date of export

PM-2.5 Design Value Notes:

2006 PM-2.5 area designations were effective on December 14, 2009. All of the areas designated nonattainment for the 2006 PM-2.5 standard violated the 24-hour standard.

1997 PM-2.5 area designations were effective on April 5, 2005. All of the areas designated nonattainment for the 1997 PM-2.5 standards violated the annual standard. Two 1997 PM-2.5 areas also violated the 24-hour standard of 65 ug/m³ (Los Angeles: 72 ug/m³, and San Joaquin Valley: 76 ug/m³.)

Export File: NAYRO**Format:** .dbf, .xls**Contains:** This county-level export contains nonattainment and maintenance counties for each criteria pollutant standard, including counties for revoked NAAQS. If more than one nonattainment area for a NAAQS standard is in a county, the county will be listed with a row for each nonattainment area.**Example Green Book report:**[Colorado Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants](#)**Notes:**

The 8-hour Ozone (1997 standard) was revoked on April 6, 2015, and the 1-hour Ozone (1979 standard) was revoked on June 15, 2005. Areas for these NAAQS are included in this export, except 1-hr Ozone areas with previous classifications of "Incomplete Data" or "Section 185" are not included.

A split area has some but not all states redesignated in a multi-state nonattainment area. Split areas display area names followed with "[xx portion]" indicating which states have been redesignated. However, any multi-state nonattainment area is not considered a maintenance area until all states in the area are redesignated.

NAYRO File Structure:

	Field	Description
1.	State	Full name of state that county is in
2.	St_abbr	State abbreviation that county is in
3.	Countyname	Name of county
4.	Pollutant	Criteria pollutant standard
5.	Revoked_Status	"Revoked" for NAAQS standards that have been revoked, otherwise empty
6.	Area_name	Area name
7.	Split	.T. if split area (See Note)
8.	YrXXXX	Repeating fields for each year representing calendar years that the county is in nonattainment. Column names are YrXXXX where XXXX=calendar year starting with 1992 to present year. Each field is filled with 2-character year for which the county is in nonattainment.
9.	Effec_Rede	Effective date of state's area redesignation (see Note)
10.	Nonattain	"Yes" if county in nonattainment area, or if in split nonattainment area (See Note)
11.	Class	Area classification, blank for pollutant standards without classifications
12.	Part	Indicates whether part of the county (P) or all of the county (W) is in the area
13.	Population	2010 census area population
14.	Fips_state	State FIPS code
15.	Fips_cnty	County FIPS code
16.	Pollorder	Allows sorting classifications in air quality order within a pollutant grouping
17.	ComposID	Unique area identifier for linking with map GIS files and other databases
18.	ExportDt	Date of export

Export File: PHISTORY
Format: .dbf, .xls
Contains: The phistory export lists all counties in criteria pollutant standard nonattainment areas 1992 to the present. There is one row for a county and pollutant showing the years the county was in nonattainment for the pollutant, and whether the whole county or part of the county was in nonattainment for a year.

Example Green Book report:

[California Whole or Part County Nonattainment Status by Year Since 1978 for All Criteria Pollutants](#)

Notes:

A county may show up as no longer being in a nonattainment area (blank rather than "P" or "W"), but not be in a maintenance area. For example, counties in areas where the standard has been revoked are displayed in this way. The 8-hour Ozone (1997 standard) was revoked on April 6, 2015, and the 1-hour Ozone (1979 standard) was revoked on June 15, 2005.

A multi-state nonattainment area is not counted as a maintenance area until all states in the area are redesignated.

This report shows the official annual nonattainment status of each county as of the report date since 1992. The presence of a "W" (whole county) or "P" (part of the county) for a calendar year indicates that the whole county or part of the county is nonattainment for that year. Any county not listed has always been designated attainment.

It is important to understand that this data does not indicate which counties were measuring violations year to year. Only air quality data can be used to show which areas/counties are violating.

This information is available upon request for 1978-1990. The 1978-1987 data is based upon work done by Randy A. Becker, Ph.D. at the Center for Economic Studies, U.S. Bureau of the Census. Dr. Becker's database was expanded at EPA to cover the 1988-1990 period.

PHISTORY File Structure:

	Field	Description
1.	Pollutant	Criteria pollutant standard
2.	Revoked_Status	"Revoked" for NAAQS that have been revoked, otherwise empty
3.	State_name	Full name of state that county is in
4.	St_abbr	State abbreviation that county is in
5.	Fips_state	State FIPS code
6.	Fips_cnty	County FIPS code
7.	Countyname	Name of county
8.	Pw_xxxx	Repeating fields for each year: "P"artial or "W"hole county indicator for each year in nonattainment starting in 1978 through the current year, where xxxx = calendar year.
9.	ExportDt	Date of export



REPORT

Gas Stoves: Health and Air Quality Impacts and Solutions

2020 | By Brady Seals, Andee Krasner

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Health Effects from Gas Stove Pollution

Rocky Mountain Institute, Physicians for Social Responsibility, Mothers Out Front, Sierra Club

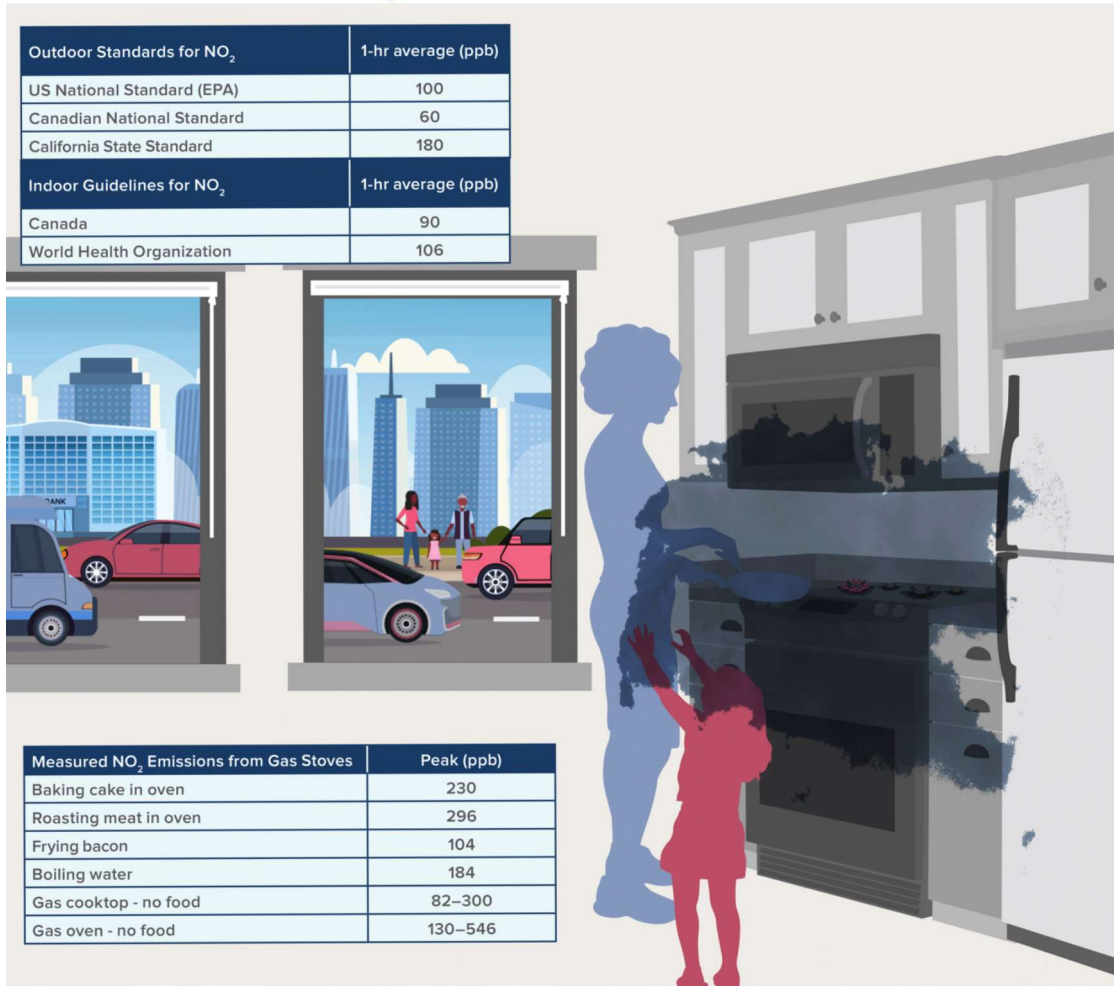
Across the United States, millions of homes and apartments rely on gas appliances for heating and cooking. Burning gas in buildings is not only a threat to climate action but also to human health, as these appliances are sources of indoor air pollution. Gas stoves, particularly when unvented, can be a primary source of indoor air pollution. What's more, a robust body of scientific research shows the pollutants released by gas stoves can have negative health effects, often exacerbating respiratory conditions like asthma.

Despite this growing body of evidence, indoor air pollution remains largely unregulated. In this report, we synthesize the last two decades of research and offer recommendations for policymakers, researchers, health care professionals, and the public to work to swiftly to mitigate the health risks associated with gas stoves. Air pollution is preventable, and we hope this report can spur the necessary action to protect public health.

Indoor Air Pollution: The Link between Climate and Health by Brady Seals

Click the "Download" button above for a PDF of the full report. The infographics below are also available for download.

Gas Stoves Can Emit Elevated Indoor Nitrogen Dioxide (NO₂) Levels Often Exceeding Indoor Guidelines and Outdoor Standards



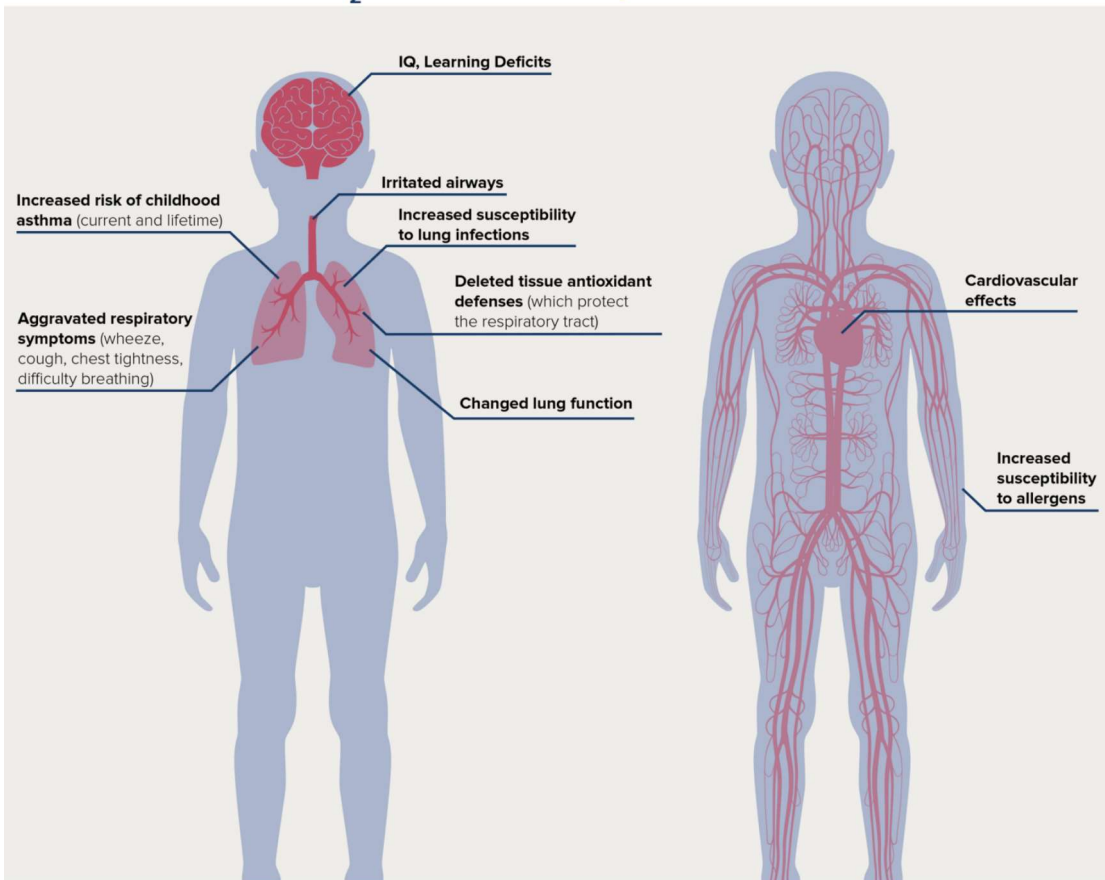
Source: <https://rmi.org/insight/gas-stoves-pollution-health>

Three Main Factors Why Children Are More Susceptible to Illnesses Associated with Air Pollution than Adults



Source: <https://rmi.org/insight/gas-stoves-pollution-health>

Gas stoves can produce elevated levels of Nitrogen Dioxide (NO₂), a toxic gas. Health Effects of NO₂ in Children May Include:



Source: <https://rmi.org/insight/gas-stoves-pollution-health>

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Health Effects of Diesel Exhaust



A fact sheet by
Cal/EPA's Office of Environmental Health Hazard Assessment and
The American Lung Association of California.



Diesel fuel is widely used throughout our society. It powers trucks that deliver products to our communities, buses that carry us to school and work, agricultural equipment that plants and harvests our food, and backup generators that can provide electricity during emergencies. It is also used for many other applications. Diesel engines have historically been more versatile and cheaper to run than gasoline engines or other sources of power. Unfortunately, the exhaust from these engines contains substances that can pose a risk to human health.

In 1998, the California Environmental Protection Agency's Office of Environmental Health Hazard Assessment (OEHHA) completed a comprehensive health assessment of diesel exhaust. This assessment formed the basis for a decision by the California Air Resources Board (ARB) to formally identify particles in diesel exhaust as a toxic air contaminant that may pose a threat to human health. The American Lung Association of California (ALAC) and its 15 local associations work to prevent lung disease and promote lung health. Since 1904, the American Lung Association has been fighting lung disease through education, community service, advocacy and research.

This fact sheet by OEHHA and ALAC provides information on health hazards associated with diesel exhaust.

**Diesel exhaust
contains more
than 40 toxic air
contaminants**

What is diesel exhaust?

Diesel exhaust is produced when an engine burns diesel fuel. It is a complex mixture of thousands of gases and fine particles (commonly known as soot) that contains more than 40 toxic air contaminants. These include many known or suspected cancer-causing substances, such as benzene, arsenic and formaldehyde. It also contains other harmful pollutants, including nitrogen oxides (a component of urban smog).

How are people exposed to diesel exhaust?

Diesel exhaust particles and gases are suspended in the air, so exposure to this pollutant occurs whenever a person breathes air that contains these substances. The prevalence of diesel-powered engines makes it almost impossible to avoid exposure to diesel exhaust or its byproducts, regardless of whether you live in a rural or urban setting. However, people living and working in urban and industrial areas are more likely to be exposed to this pollutant. Those spending time on or near roads and freeways, truck loading and unloading operations, operating diesel-powered machinery or

working near diesel equipment face exposure to higher levels of diesel exhaust and face higher health risks.

What are the health effects of diesel exhaust?

As we breathe, the toxic gases and small particles of diesel exhaust are drawn into the lungs. The microscopic particles in diesel exhaust are less than one-fifth the thickness of a human hair and are small enough to penetrate deep into the lungs, where they contribute to a range of health problems.

Diesel exhaust and many individual substances contained in it (including arsenic, benzene, formaldehyde and nickel) have the potential to contribute to mutations in cells that can lead to cancer. In fact, long-term exposure to diesel exhaust particles poses the highest cancer risk of any toxic air contaminant evaluated by OEHHA. ARB estimates that about 70 percent of the cancer risk that the average Californian faces from breathing toxic air pollutants stems from diesel exhaust particles.

Diesel exhaust increases the risk of cancer...

In its comprehensive assessment of diesel exhaust, OEHHA analyzed more than 30 studies of people who worked around diesel equipment, including truck drivers, railroad workers and equipment operators. The studies showed these workers were more likely to develop lung cancer than workers who were not exposed to diesel emissions. These studies provide strong evidence that long-term occupational exposure to diesel exhaust increases the risk of lung cancer. Using information from OEHHA's assessment, ARB estimates that diesel-particle levels measured in California's air in 2000 could cause 540 "excess" cancers (beyond what would occur if there were no diesel particles in the air) in a population of 1 million people over a 70-year lifetime. Other researchers and scientific organizations, including the National Institute for Occupational Safety and Health, have calculated cancer risks from diesel exhaust that are similar to those developed by OEHHA and ARB.

Exposure to diesel exhaust can have immediate health effects. Diesel exhaust can irritate the eyes, nose, throat and lungs, and it can cause coughs, headaches, light-headedness and nausea. In studies with human volunteers, diesel exhaust particles made people with allergies more susceptible to the materials to which they are allergic, such as dust and pollen. Exposure to diesel exhaust also causes inflammation in the lungs, which may aggravate chronic respiratory symptoms and increase the frequency or intensity of asthma attacks.

... And it can cause coughs and aggravate asthma

Diesel engines are a major source of fine-particle pollution. The elderly and people with emphysema, asthma, and chronic heart and lung disease are especially sensitive to fine-particle pollution. Numerous studies have linked elevated particle levels in the air to increased hospital admissions, emergency room visits, asthma attacks and premature deaths among those suffering from respiratory problems. Because children's lungs and respiratory systems are still developing, they are also more susceptible than healthy adults to fine particles. Exposure to fine particles is associated with increased frequency of childhood illnesses and can also reduce lung function in children.

Like all fuel-burning equipment, diesel engines produce nitrogen oxides, a common air pollutant in California. Nitrogen oxides can damage lung tissue, lower the body's resistance to respiratory infection and worsen chronic lung diseases, such as asthma. They also react with other pollutants in the atmosphere to form ozone, a major component of smog.

What is being done to reduce the health risks from diesel exhaust?

Improvements to diesel fuel and diesel engines have already reduced emissions of some of the pollutants associated with diesel exhaust. However, diesel exhaust is still one of the most widespread and toxic substances in California's air.

ARB's Diesel Risk Reduction Plan, when fully implemented, will result in a 75 percent reduction in particle emissions from diesel equipment by 2010 (compared to 2000 levels), and an 85 percent reduction by 2020. The plan calls for the use of cleaner-burning diesel fuel, retrofitting of existing engines with particle-trapping filters, and the use in new diesel engines of advanced technologies that produce nearly 90 percent fewer particle emissions, as well as the use of alternative fuels.

**Diesel exhaust
contributes to smog
and fine-particle
pollution**

The use of other fuels, such as natural gas, propane and electricity offer alternatives to diesel fuel. All of them produce fewer polluting emissions than current formulations of diesel fuel. As a result of ARB and local air-quality regulations, public transit agencies throughout California are using increasing numbers of passenger buses that operate with alternative fuels or retrofitted equipment.

For further information

Office of Environmental Health Hazard Assessment

1001 I Street, P.O. Box 4010, Sacramento, CA 95812-4010
(916) 324-7572
www.oehha.ca.gov

Air Resources Board

1001 I Street, Sacramento, CA 95814
(800) 363-7664
www.arb.ca.gov

American Lung Association of California

921 11th Street, Suite 700, Sacramento, CA 95814
(916) 442-4446
For your local office, call (800) LUNG-USA
www.californialung.org

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see OEHHA's web site at www.oehha.ca.gov

Indoor Air Pollution: the Link between Climate and Health

May 5, 2020 | By

- –

As a global pandemic shines a new light on health, air pollution, and the disproportionate impacts on vulnerable populations, it exposes the need to protect the public from risks both outside and inside the home.

Outdoor air pollution is a serious threat: five out of 10 Americans live in areas with unhealthy air, according to the American Lung Association's new [State of the Air](#) report. But indoors, air pollution is largely unregulated, despite risks associated with common household appliances. For instance, decades of scientific research have shown that gas stoves release toxic pollutants that can damage human health, but governments have done little to educate the public or accelerate the transition to all-electric cooking. There are clearly [climate](#) and [economic](#) arguments for electrifying buildings, but there is also a profound health imperative. According to new research from MIT, the combustion emissions from the building sector now contributes to the largest share (37 percent) of premature deaths associated with air pollution, compared to other sectors like transport, industry, and power generation. The opportunity is ripe for lawmakers and regulators to turn their attention to safeguarding public health by reducing building emissions and to focus on creating healthier homes when rebuilding from the current crisis.

There are clearly climate and economic arguments for electrifying buildings, but there is also a profound health imperative. A new RMI report highlights the impact of gas stoves on air pollution and public health.

Tweet

A new [Rocky Mountain Institute report](#), published in collaboration with Physicians for Social Responsibility, Mothers Out Front, and Sierra Club, focuses on the impact of gas stoves on indoor air pollution and public health. It synthesizes the last two decades of health research, highlighting eight key findings (previewed below), and providing recommendations for policymakers, individuals, health professionals, and researchers.

- The indoor environment, where we spend 90 percent of our time, can be more polluted than the outdoors. Gas stoves are a primary source of combustion (burning) pollution inside the home. Cooking on gas can spike emissions of nitrogen dioxide and carbon monoxide to levels that would violate outdoor pollutant standards. This finding is underscored by new modeling from researchers at the [University of California Los Angeles \(UCLA\)](#).

- Homes with gas stoves can have nitrogen dioxide concentrations that are 50–400 percent higher than homes with electric stoves. The US Environmental Protection Agency (EPA) recently strengthened its assessment of nitrogen dioxide, finding a causal relationship between short term exposures and respiratory effects.
- Certain populations are more susceptible to the risks of gas stove pollution.
 - Children are more vulnerable to air pollution due to several factors including their developing lungs and smaller body size. Children in a home with a gas stove have a 24–42 percent increased risk of having asthma.
 - Lower-income populations and communities of color may be disproportionately impacted, with risk factors including increased exposure due to smaller and older homes and higher rates of asthma.

“Like coronavirus, gas stove pollution may affect lower-income families disproportionately,” said [Dr. Robert Gould](#), president of PSR-San Francisco Bay Area and associate adjunct professor at University of California San Francisco School of Medicine. “These communities must be prioritized when designing incentives and policies to support transitions to clean electric alternatives.”

Go Electric in the Kitchen

Air pollution is preventable. If there was ever a doubt, one only needs to read the headlines related to improved air quality in the wake of Covid-19. The path toward recovery must simultaneously boost economic growth and address the indoor and outdoor pollution that impacts public health. The new UCLA report found that in California, if all residential gas appliances were changed to clean electricity, the state could monetize \$3.5 billion in health benefits every year.

Electrifying buildings is a key component of local climate and health action, as it reduces both the harmful emissions and health impacts related to buildings, and can be an important [job creation tool](#). Policymakers can act now to rectify the lack of regulation protecting people from gas stove pollution. This will require a collaborative effort from stakeholders and elevated political will from policymakers to set health-based regulation. Action is not unprecedented and can be expanded:

- Canada recently strengthened outdoor nitrogen dioxide standards and indoor guidelines to better protect health. Guidelines can be set by the US EPA and local and state policymakers and air districts to protect the most sensitive populations. This is a critical first step.
- State and local policymakers can provide financial incentives, such as tax credits or rebates, to enable lower-income households to add plug-in induction cooktops or switch to electric. Sacramento Municipal Utility District (SMUD), for instance, is currently offering its customers a [\\$100 to \\$500 rebate](#) for installing an induction stove.
- The Massachusetts Medical Society recently formally recognized the health risk of gas stoves, becoming the first medical body to do so and committing

themselves to educate others about the issue. Health professionals play an important role in raising awareness and encouraging families to minimize risk.

Although everyone deserves to breathe clean air, pollution—indoors and outdoors—does not affect everyone equally. By building back better from this crisis we can create healthier and more resilient buildings. For all.

L.A.'s GREEN NEW DEAL

Sustainable City pLAN
2019

Environment
Economy
Equity



MAYOR ERIC GARCETTI



Photo: Grown in LA




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Letter from Mayor Eric Garcetti



My fellow Angelenos:

Los Angeles has always been a city of dreamers and doers — a place that embraces tomorrow with open arms, and sees each new challenge as a chance to secure a brighter future for our children.

There is no doubt: defeating climate change will demand every ounce of Angelenos' trademark energy, creativity, determination, and drive — and we have to act now.

The United Nations has warned us of the dangers of inaction or incrementalism. But we don't need a report to confirm what's right in front of us. The rising temperatures. The pollution we inhale, the flames on our hillsides, the floods on our streets. This crisis is real. This moment demands immediate solutions. This is the fight of our lives.

Our generational battle against climate change is a moral imperative, an environmental emergency, and an economic opportunity. True to form, Los Angeles is rising to the occasion with a plan that will lead the world toward a low-carbon, green-energy future.

Four years ago, I introduced L.A.'s first Sustainable City pLAn — a directive that put us on a path to save our environment, grow our economy, and ensure that Los Angeles remains a city of opportunity for all.

Angelenos are already seeing the results. We became the number-one solar city in America, pioneered new transportation technologies, reduced our greenhouse gas emissions by 11% in a single year, and created more than 35,000 green jobs.

The pLAn set us on a course for a cleaner environment and a stronger economy. We have made huge strides in our work to curb climate change, meeting or exceeding 90% of our near-term goals on time or early.

But we have simultaneously seen the dramatic effects of a warming planet in our communities — from oppressive heat waves that endanger our health, to drought and wildfires that have swept across Southern California. It's time to think bigger.

The scale of our ambitions must meet the magnitude of this crisis. So we are doubling down with L.A.'s Green New Deal and laying out more aggressive goals that will help transform Los Angeles into a carbon neutral city where all Angelenos thrive.

We will lead with bold action on every front, by recycling 100% of our wastewater and zeroing out our City's main sources of harmful emissions: buildings, transportation, electricity, and trash.

When we hit our targets, we will cut our emissions by an additional 30% above and beyond the path of our original pLAn — the equivalent of the annual emissions of New York, London, Tokyo, and Hong Kong combined.

Our Green New Deal is not just an environmental vision. It is designed to prioritize communities that bear the brunt of climate change first.

I recently announced the establishment of a Jobs Cabinet to help train the next generation of workers in the trades of tomorrow — from installing solar panels and standing up energy-efficient homes to developing new energy technologies — so that Angelenos will be prepared to fill 400,000 good, green jobs that can't be shipped overseas.

Decades from now, our Green New Deal will have launched careers that will bring pollution to new lows, and power our economy to new highs.

But we can't simply establish big ticket policy objectives. We need to implement them.

That's why we established the Los Angeles Climate Emergency Commission, which will draw the best ideas from neighborhoods on the front lines of climate change, harness the expertise of scientists, and recommend long-term actions to reduce rising temperatures.

In Los Angeles, sustainability is a core value that guides all of our work, because our survival depends on it.

As Mayor, it is my mandate to create a more livable city, but it is my calling to create a more livable world.

Combating climate change meets both responsibilities.

Los Angeles will continue to set an example for the country to follow, and invest in a future Angelenos want their children to inherit – one that continues to provide opportunity and prosperity to its residents.

Eric Garcetti



Mayor



Photo: L.A. Mayor's Office

A Bold Vision for an Inclusive Green Economy

When the Mayor released the first Sustainable City pLAn in 2015 he committed to annual progress reports and a major update to the pLAn every four years. With immediate and evolving challenges facing our environment and economy, a renewed commitment to action is needed now more than ever. We are facing a global climate emergency that must be solved with changes right here at home so that we leave behind a safe world for future generations.

This report is the first four-year update to the 2015 pLAn. It augments, expands, and elaborates in even more detail L.A.'s vision for a sustainable future and it tackles the climate emergency with accelerated targets and new aggressive goals. This is L.A.'s Green New Deal.

L.A.'s Green New Deal is an expanded vision for our pLAn—securing clean air and water and a stable climate, improving community resilience, expanding access to healthy food and open space, and promoting justice for all—and for the future we have to build on behalf of our children and grandchildren.

Key Principles

First, a commitment to the Paris Climate Agreement and to act urgently with a scientifically-driven strategy for achieving a zero carbon grid, zero carbon transportation, zero carbon buildings, zero waste, and zero wasted water.

Second, a responsibility to deliver environmental justice and equity through an inclusive economy, producing results at the community level, guided by communities themselves.

Third, a duty to ensure that every Angeleno has the ability to join the green economy, creating pipelines to good paying, green jobs and a just transition in a changing work environment.

Fourth, a resolve to demonstrate the art of the possible and lead the way, walking the walk and using the City's resources - our people and our budget - to drive change.

LA's Green New Deal will guide our city's transition to an equitable and abundant economy powered by 100% renewable energy. This plan will support the creation of hundreds of thousands of good, green jobs in all of our communities by:

Building the country's largest, cleanest, and most reliable urban electrical grid to power the next generation of green transportation and clean buildings. With \$8 billion in upgrades to our grid by 2022, \$860 million per year to expand the transportation system, and billions more to build clean buildings, we will put Los Angeles at the global center of investment, innovation, and job creation in the green mobility and clean building sectors.

Educating and training Angelenos to participate in the new green economy. We will work with partners at all levels of public and private education to foster the training and retraining necessary to move thousands of L.A. households into a thriving middle class built on good, green jobs.

Enacting sustainable policies that prioritize economic opportunity. We will mandate and incentivize the transition to a zero carbon city in a way that prioritizes the needs and opportunities of disadvantaged communities, ensuring that the new green economy fulfills the promise of a more just and equitable economy.

As with the first Sustainable City pLAN, L.A.'s Green New Deal was prepared with extensive input from stakeholders, including community organizations, businesses, academia, labor groups, and City departments. We have made every effort to reflect the most current viewpoints, priorities, and needs of the Los Angeles community. The Mayor's Office of Sustainability also engaged with seven other global megacities—Boston, Durban, London, Melbourne, Mexico City, New York and Paris—in C40's* Deadline 2020 pilot program to develop and implement a framework for climate action that achieves L.A.'s pledge to meet the goals of the Paris Agreement.

*C40 Cities Climate Leadership Group (C40) connects 94 of the world's megacities (representing more than 700 million people and 25% of global GDP) in tackling climate change and creating resilient, sustainable, low-carbon cities. Los Angeles has been a member since 2005 and Mayor Garcetti has co-chaired the C40 Steering Committee since 2014.

What's New

- Globally-recognized adherence to a strict carbon budget that is consistent with the Paris Climate Agreement
- Adoption of a quantitative greenhouse gas (GHG) reduction pathway that charts a course to carbon neutrality
- Integration of equity initiatives across chapters, identified by the symbol **E**
- Third-party review of GHG reduction pathways and potential benefits of different initiatives to Angelenos
- Quantification of projected health outcomes from air quality improvements and job growth from investments resulting from pLAn commitments
- A Renewable Energy chapter to incorporate 2015 pLAn Local Solar and Climate Leadership commitments
- Expansion of Energy Efficient Buildings to Clean and Healthy Buildings capturing energy efficiency as well as new targets for net zero carbon buildings
- Deeper treatment of Air Quality via a new Industrial Emissions and Air Quality Monitoring chapter, as well as initiatives in Mobility & Public Transit and Zero Emission Vehicles
- First-ever commitments to address oil and gas operations in the city
- Dedicated Food Systems chapter incorporating community priorities
- Urban Ecosystems is expanded to Urban Ecosystems & Resilience to incorporate 2015 pLAn climate resilience goals on urban heat
- Inclusion and promotion of the leadership of our community partners in achieving our shared goals
- Incorporation of homelessness initiatives in recognition of link to sustainability
- Emphasis of link between L.A.'s sustainability targets and the United Nations Sustainable Development Goals

L.A.'S GREEN NEW DEAL stats:

- 13** Chapters
- 47** Targets
- 140** Milestones
- 445** Initiatives
- 47** Partner Initiatives

Accelerating our Targets

L.A.'s Green New Deal accelerates the following targets:

- Supply 55% renewable energy by 2025; 80% by 2036; and 100% by 2045
- Source 70% of our water locally by 2035, and capture 150,000 acre ft/yr (AFY) of stormwater by 2035
- Reduce building energy use per sq.ft. for all types of buildings 22% by 2025; 34% by 2035; and 44% by 2050
- Reduce Vehicle Miles Traveled per capita by at least 13% by 2025, 39% by 2035, and 45% by 2050
- Ensure 57% of new housing units are built within 1,500 feet of transit by 2025; and 75% by 2035
- Increase the percentage of zero emission vehicles in the city to 25% by 2025; 80% by 2035; and 100% by 2050
- Create 300,000 green jobs by 2035; and 400,000 by 2050
- Convert all city fleet vehicles to zero emission where technically feasible by 2028
- Reduce municipal GHG emissions 55% by 2025 and 65% by 2035 from 2008 baseline levels, reaching carbon neutral by 2045

When my grandchildren ask whether we did everything possible to fight climate change, I want us to be able to say: Yes, we did.

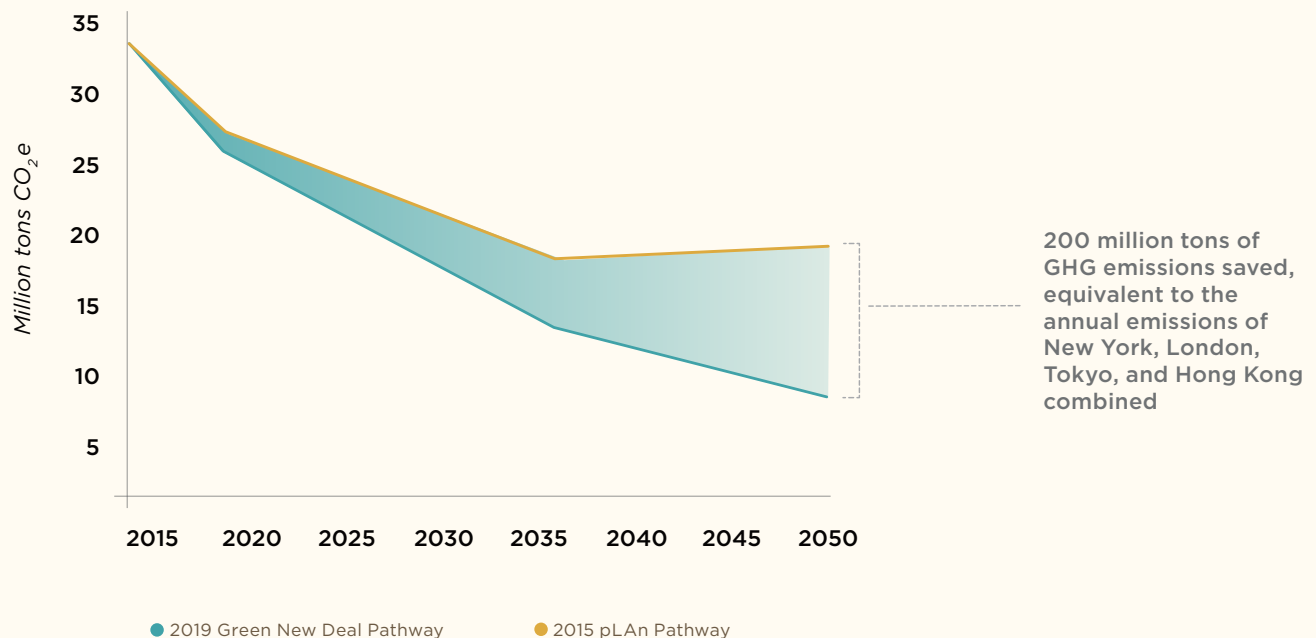


Our Climate Emergency

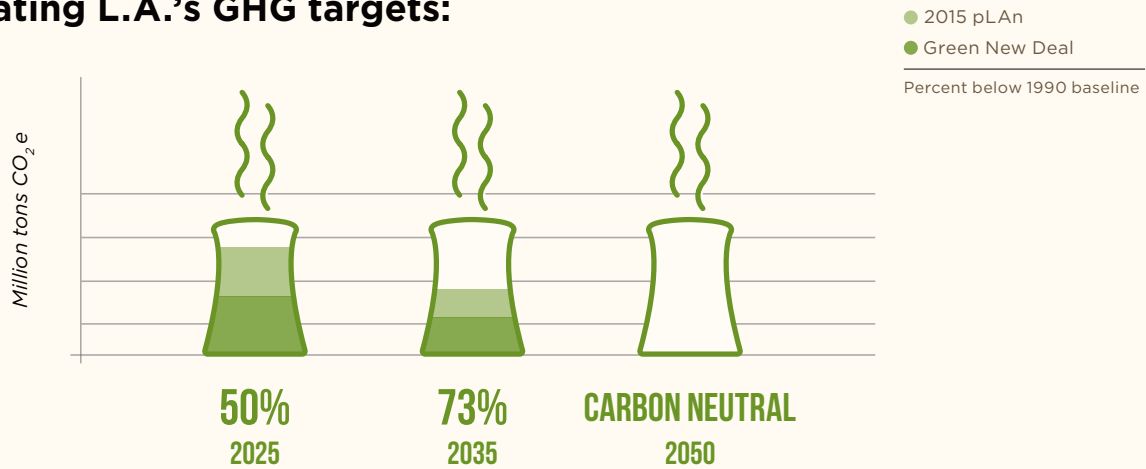
According to the world's leading scientists, we have until 2030 – only 11 years – to radically roll back the emissions we have come to depend on in a carbon-based economy. The world must cut emissions by 45% by 2030 and reach net zero emissions by 2050 to stop warming at 1.5C. If we don't, conditions will significantly worsen on earth for hundreds of millions of people. The Paris Agreement, adopted in December 2015, was the world's first collective response and commitment to avoid dangerous climate change and limit future temperature increase to 1.5 to 2°C above pre-industrial levels.

Based on our commitment to the Paris Agreement, this plan charts a new course for Los Angeles's emission reduction targets – the 2019 Green New Deal Pathway – which calls for cutting greenhouse gas emissions (GHGs) to 50% below 1990 levels by 2025; 73% below 1990 levels by 2035; and becoming carbon neutral by 2050. By following the 2019 Green New Deal Pathway, L.A. cuts an additional 30% in GHG emissions above and beyond our 2015 pLAN and ensures L.A. stays within its carbon budget between now and 2050.

L.A. Greenhouse Gas Emissions Pathways



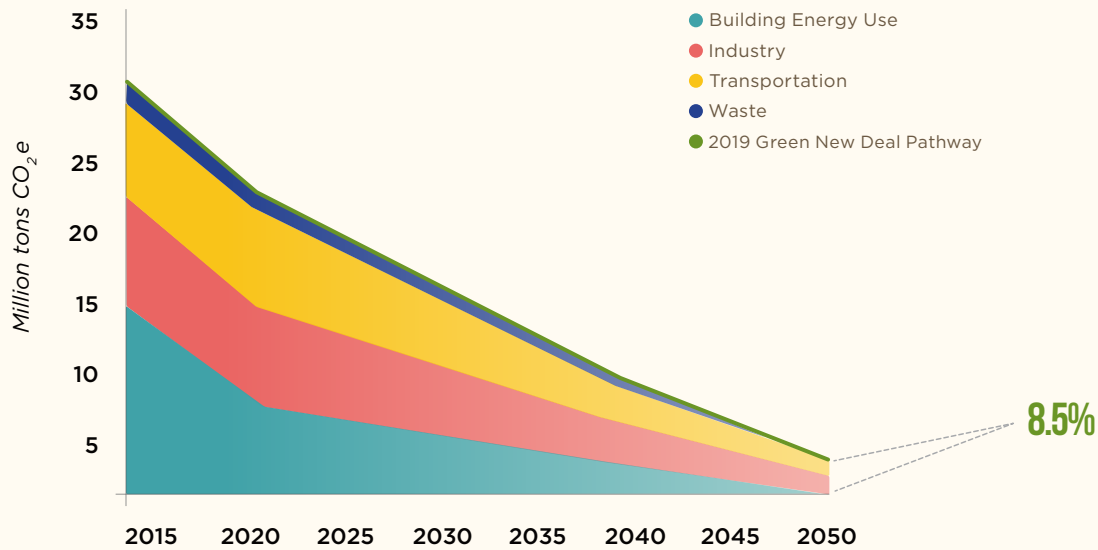
Accelerating L.A.'s GHG targets:



Emissions must decline everywhere, as soon as possible. The pace may vary depending on the opportunities and characteristics of each sector, but at the end of the day, L.A.'s Green New Deal puts our city on the road to a zero carbon future across the board.

- Zero carbon grid
- Zero carbon buildings
- Zero carbon on-road transportation
- Zero waste
- Dramatic reductions in manufacturing and industrial GHG emissions

L.A. Greenhouse Gas Emissions by Sector

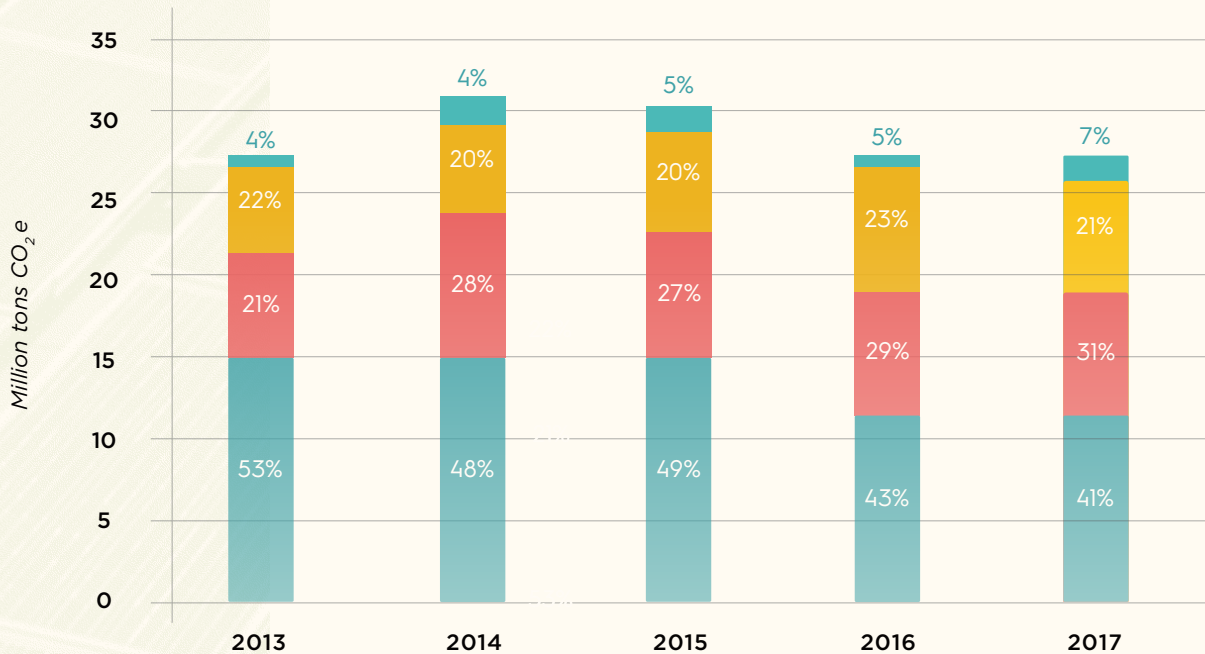


Even with today's best strategies and technologies, there are likely to be residual emissions in 2050, approximately 8.5% of our emissions today from sources such as air and sea travel and industrial energy use. New technologies will be needed, as well as carbon negative projects, such as urban forests, to potentially offset carbon emissions. As with the 2015 Sustainable City pLAN, L.A. will continue to review its progress and course-correct in the years to come.

L.A.'s Greenhouse Gas Footprint

L.A. has reduced its greenhouse gas emissions 25% below 1990 levels, and our per capita greenhouse gas emissions are one-third the national average.

L.A. Greenhouse Gas Emissions by Source, 2013 - 2017



● **Buildings**

Residential
Commercial
Institutional

● **Industrial**

Manufacturing
Construction
Refineries
Methane Leaks

● **Transportation**

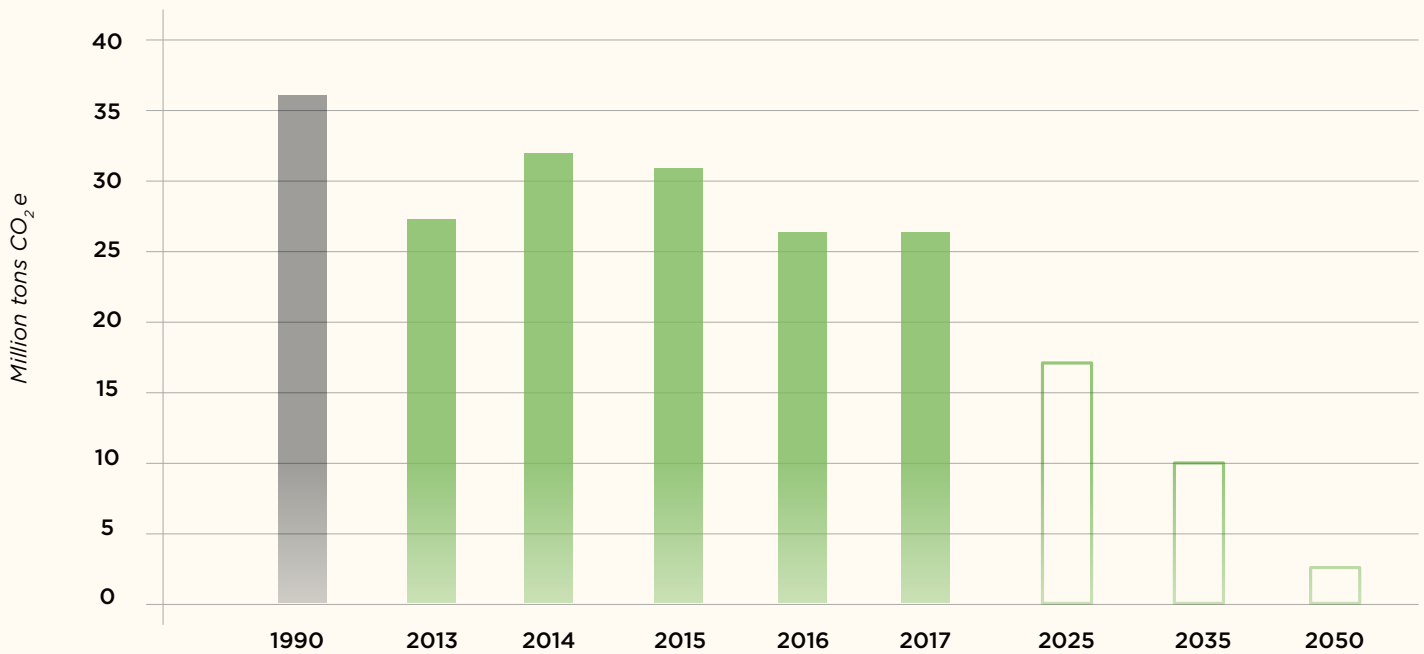
On-road
Rail
Waterborne
Aviation
Off-road

● **Waste**

Solid Waste
Wastewater

L.A.'s Green New Deal accelerates our greenhouse gas emissions reduction targets, including 50% below 1990 levels by 2025, surpassing the recommendations of the 2018 U.N. Special Report on Global Warming.

L.A. Community-wide Greenhouse Gas Emissions Trends and Targets*



* L.A. estimates GHG emissions following the Global Protocol for Community-Scale GHG Emission Inventories (GPC) for a “Basic” reporting level, which includes calculation of Scope 1 emissions from fuel use in buildings, transport, and industry; Scope 2 emissions from grid-supplied energy consumption (e.g., electricity); and Scope 1 and 3 emissions from waste generated within the City’s boundary.

How to Read L.A.'s Green New Deal

L.A.'s Green New Deal will result in health outcomes and support a green economy, our findings are highlighted in the Benefits to Angelenos page in each chapter.

Each chapter also identifies key benefits achieved by the respective targets, milestones, and initiatives, based on an analysis of eight criteria described below. While all chapters support all eight criteria, the Top Five Areas of Impact highlight the areas where we expect to have the greatest impact. Each chapter is assessed on how much it can achieve the following benefits:



Climate Mitigation: Reduce GHG emissions



Access and Equity: Expand access to benefits created by the pLAn (e.g., access to green/healthy spaces, clean energy programs, mobility, etc.)



Quality Jobs: Generate quality jobs and support a green, sustainable economy



Workforce Development: Improve local workers' skills, lift labor participation rates, and increase the number of Angelenos achieving higher education



Health and Wellbeing: Improve air quality, comfort and mental health, and encourage more physical activity



Economic Innovation: Attract investment in innovative industries, promote start-ups, and deepen the knowledge exchange between the private, public, and academic sectors



Increased Affordability: Make it more affordable to live in L.A. (e.g. utility rates, energy costs, and other household bills)



Resiliency: Protect L.A. against future climate change, shocks, and unexpected disasters as described in Resilient Los Angeles

Quantifying Air Quality Benefits

Poor air quality puts vulnerable and low-income communities at risk and bears significant public health costs to individuals and society. Initiatives throughout this pLAN were studied for the health improvements they will yield from reduced air pollution. This work, assisted by the South Coast Air Quality Management District, included an analysis of particulate matter and ozone pollution reduction from certain policies, and quantified the resulting health improvements – measuring prevented deaths and hospital visits from respiratory and cardiovascular complications, as well as the associated cost savings. Results can be found in the relevant chapters and reveal significant synergies between GHG reductions and better health outcomes.

Quantifying Jobs

A selection of targets, milestones, and initiatives were studied for their impact on employment in L.A. The model indicates the number of full-time and part-time jobs (including direct and indirect jobs) supported by expected investment levels from each policy, laid out in relevant chapters of this report. The Prosperity and Green Jobs chapter also includes specific targets for green job creation and workforce development.

Resilience

Sustainability and resilience work hand in hand. Together, the L.A. Green New Deal, the 2018 Resilient Los Angeles strategy, and the 2018 updated Local Hazard Mitigation Plan encompass L.A.'s approach to protecting the most vulnerable Angelenos from climate change shocks and stressors. Policies that increase resilience – climate adaptation, infrastructure modernization, and economic security – are integrated throughout relevant chapters in this report. Building resilience to extreme heat and protecting against urban heat islands is covered specifically in the Urban Ecosystems and Resilience chapter.

United Nations Sustainable Development Goals (UN SDGs)

In 2017, Mayor Garcetti committed to adopting and enacting the UN SDGs at the local level. Under this commitment, L.A. is aligning all of the City's activities with the SDGs. Each of this pLAN's 47 targets have been aligned to the SDGs, and reported in each chapter.



L.A.'s Green New Deal - What it means inside City government

To ensure that we accomplish the accelerated and ambitious goals laid out in this document, the Mayor is establishing new implementation bodies:

Climate Emergency Commission (CEC) and an Office of the Climate Emergency Mobilization Director (CEMD)

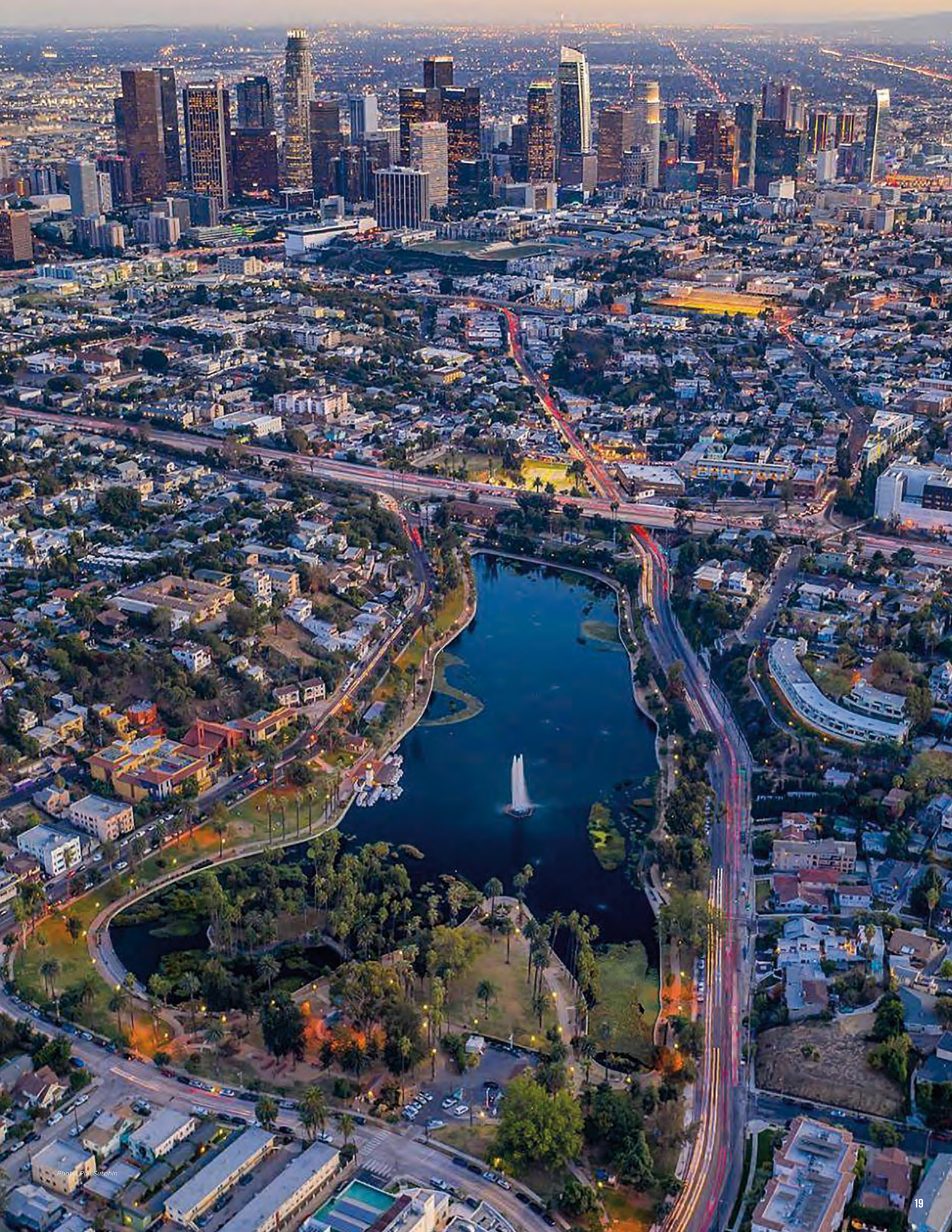
The CEC will be comprised of representatives from disadvantaged communities, indigenous local tribes, small businesses, and labor, as well as policy and science experts and City department senior executives. Jointly, the CEC and CEMD will engage local communities more deliberately around L.A.'s Green New Deal through community assemblies, particularly those who are most vulnerable to climate change and major shifts in our economy. City Council has introduced a motion to establish these roles.

Jobs Cabinet

The Jobs Cabinet will serve as both an advisory body and a task force on job creation, training, and just transition, with a primary focus on green jobs at the outset. This cabinet, to be comprised of leading employers and workforce development organizations, will: identify gaps in the size, skills, and equitability of the workforce; identify strategies to close those gaps; and develop pathways for implementation of those strategies through new and existing programs, partnerships, and policies.

In addition, effective implementation by City government continues to be driven by the following:

- Coordinated planning and implementation efforts across City government
- Strong, cohesive, empowered network of Departmental Chief Sustainability Officers (DCSOs)
- Formation of interagency committees - from EV infrastructure deployment to stormwater project development to oil and gas oversight reform - to tackle specific challenges and realize opportunities that require coordination
- Accountability through Department General Managers performance reviews and annual goal setting
- Alignment of budget priorities
- Transparency through regular progress reporting on L.A. open data portals and global platforms such as the Carbon Disclosure Project.



Chapter Layout for L.A.'s Green New Deal

The following provides a guide to the structure of the report. Each topic chapter includes the following:

Benefits to Angelenos:

Highlights specific benefits to Angelenos coming from this chapter (e.g. health benefits, jobs, other quality of life improvements)

Top Five Areas of Impact:

Highlights the five areas, out of a suite of eight, where we expect to have the most impact in this chapter

Vision:

The vision for L.A.'s sustainability transformation by 2050

UN SDGs:

Identifies which of the 17 UN Sustainable Development Goals are supported by policies in the chapter

Targets:

Measurable, quantitative, and time-bounded outcomes by 2025, 2035, and 2050

Path to Zero Carbon:

Examines the role of this chapter in GHG reductions on the 2019 Green New Deal Pathway



Targets:

Restates the measurable, quantitative, and time-bounded outcomes by 2025, 2035, and 2050. Targets that impact GHG emissions are aligned to achieve the 2019 Green New Deal Pathway

Milestones:

Identifies intermediate measurable steps aligned toward meeting a target

Initiatives:

Identifies specific, actionable initiatives to achieve progress

Equity:

E: Denotes an equity initiative to ensure each chapter is responsible for an equitable distribution of benefits. Equity initiatives are compiled again for emphasis in the Environmental Justice chapter alongside other actions.

Target
Build at least 10 new multi-benefit stormwater capture projects by 2025 to improve local water quality and increase local water supply; 100 by 2035; and 200 by 2050

Target
Reduce potable water use per capita by 22.5% by 2025; 25% by 2035; and maintain or reduce 2035 per capita water use through 2050

Milestones & Initiatives

2021

- Ensure that SDGM annually from Measure W supports multi-benefit projects that improve water quality
- Increase number of green infrastructure sites such as green streets and alleys, bioswales, infiltration basins, permeable pavements, and stormwater capture initiatives and existing policies to increase residential and commercial stormwater capture
- Expand use of permeable pavement to large infrastructure assets (e.g., L.A.MTA)
- Develop projects that prioritize infrastructure solutions

2025

- Establish guidelines for incorporation of green infrastructure into street and roadway repair projects
- Incorporate stormwater capture capacity into City's Construction Code
- Store up to 25 MG (75,000 AFY) of water runoff by improve local water quality
- Conduct Low Flow Diagnostics in Specific WSP

Milestones & Initiatives

2021

- Expand existing programs, and develop targeted campaigns to increase awareness and L.A.'s water utility goals
- Build upon the success of Save the Drop and develop additional water conservation campaigns
- Continue incentivizing customer use and recognizing innovative water reduction initiatives
- Continue pilot programs to identify most effective programs
- Expand the performing conservation incentive programs, including for landscape transformation and washing machines
- Expand job-training and available smart water meter technologies

2025

- Establish permanent drinking water access in 200 schools
- Identify or refurbish hydration stations per current demand for natural
- Reduce large residential outdoor and LADWP customer service centers
- Develop strong community outreach and education programs on tap water quality

Partner Initiatives

Heal the Bay
Safer, Healthier Beaches
Heal the Bay's Annual Beach Report Card has been an important element of the Sustainable City of Los Angeles' local water goals since its inception. Heal the Bay recently expanded this work by developing a new application, NowCast, which provides real-time grades for 20 beaches along the Pacific Coast. Through this transparent, accurate, and accessible water quality data, the public and the City can better respond to and improve upon the health and safety of our beautiful beaches.

The Nature Conservancy
A model for Stormwater Capture and Habitat
A new project under development by The Nature Conservancy will offer a model for achieving local water quality and supply that also delivers multibenefit habitat restoration and public access, demonstrating what the future of the Los Angeles River could be. The Los Angeles River Habitat Restoration & Stormwater Capture Project will be located near the Rio De Los Angeles State Park with an expected completion date of 2022.

WeTap
Improving Access to Drinking Water
WeTap's app helps make public drinking fountains easy to find and access, reducing our dependence on single-use water bottles. WeTap plans to engage volunteers in assessing hydration stations across the City of Los Angeles to identify those needing repair and areas where fountains could be installed. As a founding member of Tap Water Day, WeTap will participate in annual celebrations of the progress made on tap water access and public drinking fountains.

Partner Initiatives:

Highlights a selection of initiatives and commitments made by organizations whose actions will help Los Angeles collectively meet our targets and milestones



Environmental Justice

Securing a healthy
environment in every
neighborhood

1
Chapter



pio

es una oportunidad
para que la comunidad prospere

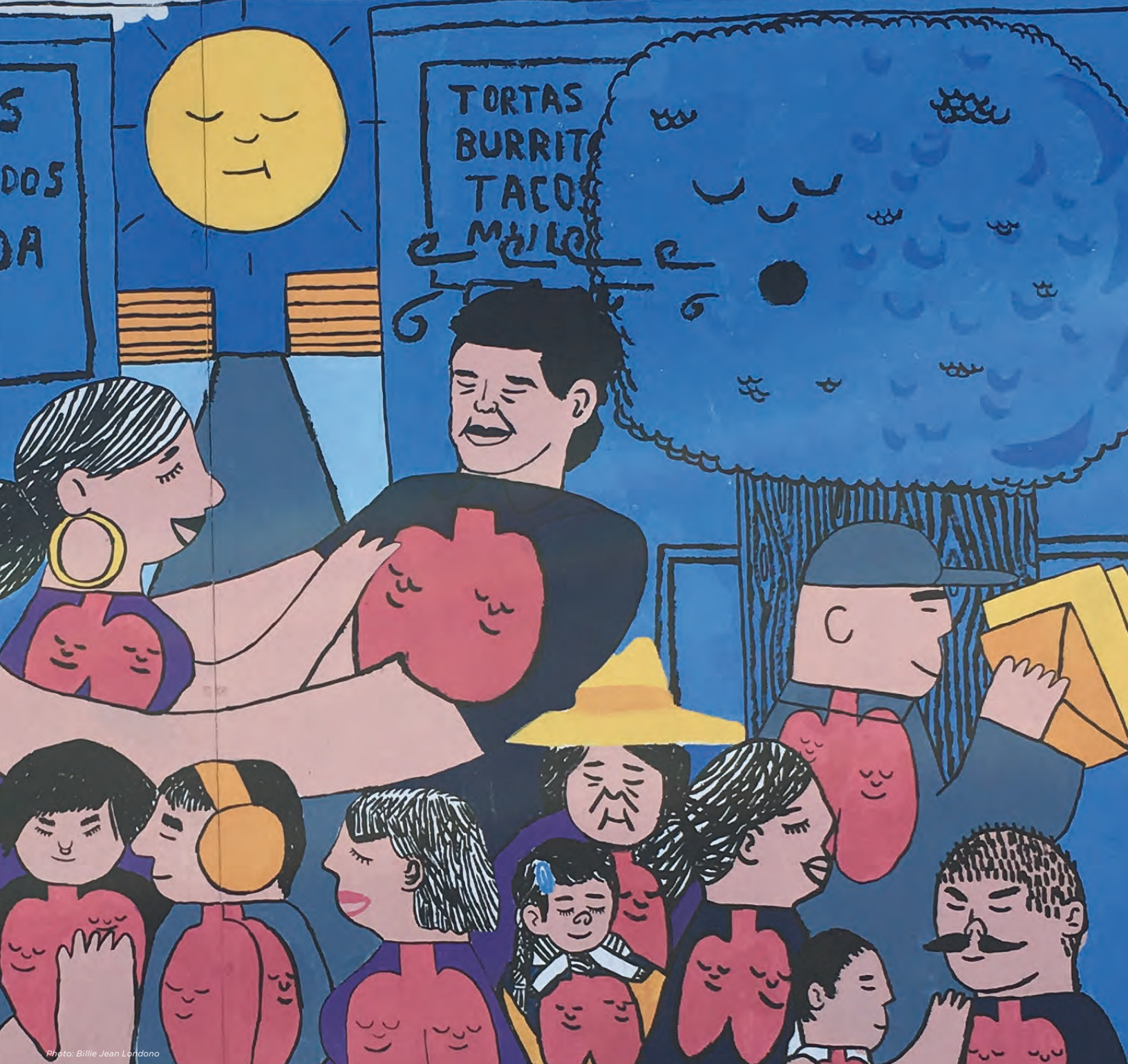




Photo: L.A. Mayor's Office

Vision for Los Angeles

L.A. is home to a diverse population, a dynamic workforce, and a growing economy. Yet too often, the Angelenos left behind by progress – low-income families and communities of color – are disproportionately impacted by pollution and face dire consequences for their health. If we wish to build a truly fair, just, and prosperous city, we have to ensure everyone experiences the benefits of a sustainable future. That’s why we’re electrifying our entire bus fleet, slashing emissions at the Port, and cutting oil production and consumption in the city. That’s also why we’ve partnered with community groups to successfully secure key investments in sustainability and economic growth through Transformative Climate Community (TCC) grants and we are expanding access to community solar and electric vehicle car sharing. Across our plan, we are acting to improve air and water quality, reduce the energy burden of low-income households, address food deserts, provide economic opportunity in green jobs, build greater access to open space – and correct long-running environmental injustice across our city.



U.N. Sustainable Development Goals



Chapter Targets

- Improve the raw scores of CalEnviroScreen indicators of L.A. communities in the top 10% by an average of 25% by 2025; and 50% by 2035
- Reduce the number of annual childhood asthma-related emergency room visits in L.A.’s most contaminated neighborhoods to less than 14 per 1,000 children by 2025; and 8 per 1,000 children by 2035

Benefits to Angelenos

This chapter cuts across all the topic chapters to follow. Targets around zero emission vehicles, building electrification, and industrial emissions will reduce air pollution and...



Prevent

1,650

PREMATURE DEATHS ANNUALLY



Prevent

660

RESPIRATORY & CARDIOVASCULAR
HOSPITAL ADMISSIONS ANNUALLY



Save

\$16 BILLION

FROM PREVENTED DEATHS
AND HOSPITAL ADMISSIONS ANNUALLY

Top Five Areas of Impact



Access & Equity



Health & Wellbeing



Resiliency



Climate Mitigation



Increased Affordability

Path to Zero Carbon

Improving the health of our communities goes hand in hand with fighting climate change. L.A.'s Transformative Climate Communities are prime examples of how community revitalization can have a local and global impact. The TCC projects in Watts and Pacoima-Sun Valley are expected to reduce 69,041 tons of CO₂e and 32,476 tons of CO₂e, respectively, equivalent to taking 21,554 cars off the road for one year.



Target

Improve the raw scores* of CalEnviroScreen indicators of L.A. communities in the top 10% by an average of 25% by 2025; and 50% by 2035

*Baseline/Source: See table on page 29 for baseline scores

Throughout the pLAN, equity initiatives are marked with an **E**. This section collects all of these initiatives in one place for easy reference.

Milestones & Initiatives

2025

Dramatically reduce exposure to health-harming pollutants in our most disadvantaged communities

Local Water

- Provide drinking water access at five sites in areas of highest need and install or retrofit hydration stations at municipal buildings
- Establish permanent drinking water access in Skid Row
- Incorporate stormwater capture capacity into six Complete Streets
- Develop programs to provide assistance to customers to address on-site plumbing issues, including old drinking water pipes

Mobility & Public Transit

- Implement Wilmington Avenue Great Streets Project
- Create four new DASH routes (Boyle Heights West, Pacoima, Sylmar, Canoga Park)
- Support implementation of Metro’s First/Last Mile plans for the Blue Line, Purple Line, and subsequent lines

- Expand electric car sharing options, including BlueLA, to all Los Angeles neighborhoods in the top 10% of the CalEnviroScreen

Industrial Emissions & Air Quality Monitoring

- Reduce oil production by 40% below 2013 levels
- Implement and expand the Clean Up Green Up program to include one or more additional neighborhoods with high CalEnviroScreen scores
- Work with L.A. County to plan and implement the new lead hazard remediation program, ensuring resources are allocated to L.A.’s fair share of affected units

Urban Ecosystems & Resilience

- Partner with government agencies and NGOs to expand the 50 Parks L.A. Initiative

- Identify low canopy corridors and prioritize planting trees in those areas
- Adopt park equity investment criteria to help prioritize park placement

Lead by Example

- Create a Climate Emergency Council that engages impacted communities in implementing the pLAN
- Appoint a Climate Emergency Mobilization Director
- Engage Community Assemblies to identify priorities and help assess community level impact of climate programs



Milestones & Initiatives

2025

Invest in housing, services, and infrastructure upgrades that will improve the quality of life for sensitive populations including children, the homeless, and elders

Housing & Development

- Direct outreach, mental health, career, and addiction support services to nearby encampments
- Expand unified homelessness response center to improve coordination of city and county services

Food Systems

- Offer wellness and healthy eating programs including a summer lunch program for kids
- Identify food recovery partners and ensure recovered food feeds the most in need

Urban Ecosystems & Resilience

- Partner with LAUSD to formalize an agreement to establish joint use parks in schools
- Increase the use of joint-use park spaces by providing programming and activities
- Develop spatial map of existing cool roofs and heat risk to develop a strategy to add cool roofs in areas of highest heat vulnerability
- Incorporate additional cooling features such as innovative shade design, water features, and cooling centers at parks

- Upgrade cooling centers to better meet the needs of elderly and persons with disabilities
- Expand communications on types of cooling resources and available cooling spaces, including through NotifyLA for homeless populations, to increase usage and deployment

Lead by Example

- Expand opportunities for youth arts education in areas of high need

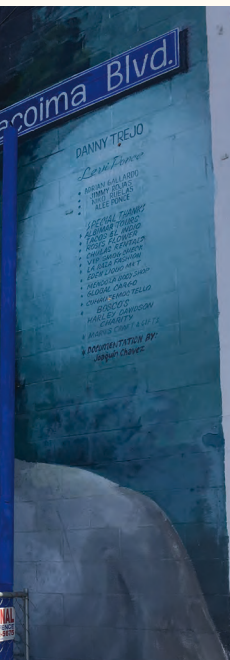


Photo: Juan Carlos Chan / City of Los Angeles Department of Recreation and Parks

 **Target**

Improve the raw scores* of CalEnviroScreen indicators of L.A. communities in the top 10% by an average of 25% by 2025; and 50% by 2035 (continued)

*Baseline/Source: See table on page 29 for baseline scores

 **Milestones & Initiatives**

2025

Implement cost-saving programs to alleviate financial burdens in our most vulnerable communities

Renewable Energy

- Launch a new Virtual Net Energy Metering pilot program for multi-family households to go solar and implement a feasibility study to scale up program
- Provide community solar programs that expand access to solar savings to low-income and renter households: 1) Solar rooftops and 2) Shared solar program

Clean & Healthy Building

- Targeted outreach to renters and affordable housing customers for energy efficiency rebate opportunities
- Provide discounted energy benchmarking for affordable housing and non-profits with trainees from local colleges
- Identify and communicate energy conservation potential for multi-family properties through the City’s Gateway to Green Program

Housing & Development

- Provide environmental assistance to prepare brownfield projects for redevelopment focusing on disadvantaged communities

- Develop new programs and ordinances to prevent displacement of lower income Angelenos, communities of color, and persons living with disabilities
- Leverage new development linkage fees to build affordable housing with equitable geographic distribution to address gentrification
- Implement the recommendations in the City’s recently adopted Assessment of Fair Housing

Waste & Resource Recovery

- Engage individuals with high barriers to employment with opportunities in street cleanup through LA:RISE

Food Systems

- Work with L.A. County to expand EBT access at farmers markets countywide

Prosperity & Green Jobs

- Offer Green Jobs courses at L.A. Trade Technical College for 250 students and place them in internships
- Prepare workers with retraining for jobs that will be automated
- Add sustainability curriculum to WorkSource Development Center training

- Offer two free years of community college for eligible high school graduates, exposing students to hundreds of courses in sustainability
- Launch the Advanced Prototyping Center Fellowship at the Los Angeles Cleantech Incubator (LACI) to place 50 people in jobs per cohort
- Collaborate with stakeholders on a just transition for workers into the green jobs of the future
- Ensure contracts for City construction projects provide opportunities for local hiring and disadvantaged worker employment
- Support LACI to create an inclusive green economy by taking on applicants and helping them gain access to capital and resources, providing office space and executive coaching
- Launch the Founders Business Accelerator at LACI to help entrepreneurs in low-income communities grow their businesses and increase their impact

Lead by Example

- Complete first phase of the Green Meadows microgrid resiliency project

Milestones & Initiatives

2025

Improve access to community programs in low-income areas

Housing & Development

- Implement development reform initiatives such as streamlining and expediting the permitting process for all types of housing, including ADUs
- Increase density at key transit nodes and near job centers through Community Plan Updates and Transit Oriented Communities incentives
- Ensure housing developments adhere to Transit Oriented Communities guidelines for on-site affordable units

Mobility & Public Transit

- Execute a suite of bus and transit corridor improvements, including accepting mobile payments and expanding all door boarding
- Identify opportunities to implement cool corridors and other interventions to improve pedestrian comfort on routes to high-volume transit stops and cooling spaces

- Implement a Street Furniture program that reduces heat exposure, provides cool transit stops, and improves access to restrooms in high transit use areas

Waste & Resource Recovery

- Improve recycling and waste reduction education in public housing

Food Systems

- Work with L.A. County to expand opportunities and remove regulatory barriers for home-based entrepreneurs
- Provide technical assistance to healthy food merchants and entrepreneurs in low-income communities
- Develop a permitting program for sidewalk vending
- Expand Neighborhood Market Conversion program and promote investment in new grocery locations via FreshWorks fund

- Increase food access opportunities through grocery stores, farmer's markets, urban farms, and food reuse in underserved areas
- Create new retail siting policies and update Community Plans to encourage the siting of grocery retail in underserved areas
- Work with L.A. County to baseline and monitor CalFresh/SNAP participation in the city
- Promote enrollment in supplemental nutrition programs
- Identify opportunities to increase edible gardens in City's public housing
- Expand urban agriculture in the City's Promise Zones
- Build up infrastructure of smaller corner stores to sustain neighborhoods in the event of an emergency

*Raw scores of top 10% of L.A. CalEnviroScreen communities

Ozone Pollution	PM2.5 Pollution	Diesel PM Pollution	Drinking Water Contaminants	Pesticide Use	Toxic Releases from Facilities	Traffic Density	Cleanup Sites	Groundwater threats	Haz. Waste
0.05	12.26	36.55	0.93	5774.62	1981.63	613.57	30.52	24.91	2.41
Impaired Water Bodies	Solid Waste	Asthma	Low Birth Weight	Cardiovascular Disease	Education	Linguistic Isolation	Poverty	Unemployment	Housing Burden
4.78	7.3	74.73	6.32	9.75	46.91	23.1	66.9	14.23	34.6

Source: CalEnviroScreen 3.0, California Office of Environmental Health Hazard Assessment, 2019

Target

Reduce the number of annual childhood asthma-related emergency room visits in L.A.'s most contaminated neighborhoods to less than 14 per 1,000 children by 2025; and 8 per 1,000 children by 2035

Baseline: The neighborhoods with the most childhood asthma-related emergency room visits—Central City and Harbor Gateway—averaged 24 out of 1,000 children
 Source: Plan for a Healthy Los Angeles. Data from 2010 California Office of Statewide Health Planning and Development

Milestones & Initiatives

2021

Deploy air quality tracking in high scoring CalEnviroScreen neighborhoods

- Pilot a GPS enabled smart inhaler program for evaluating air quality near the Port
- Launch air quality monitoring pilots on City street lamps within our Clean Up Green Up neighborhoods and in the neighborhood of Watts
- Deploy community air quality monitoring networks under AB 617 in Boyle Heights and Wilmington
- Conduct fence-line air quality monitoring at L.A.'s refineries and oil and gas extraction sites
- Identify and analyze toxic air contaminants emitted from oil and gas production facilities
- Identify air quality hotspots in impacted communities from goods movement, ports, and refineries

2021

Create an annual oil well and facilities compliance inspection program, prioritizing communities in closest proximity to facilities

- Enhance health and safety protection provisions for oil and gas production facilities
- Evaluate the feasibility of a no drill health and safety buffer zone between oil and gas production facilities and communities
- Coordinate with L.A. County to develop a sunset strategy for oil and gas production operations countywide
- Implement Best Available Retrofit Control Technology

2025/2035/2050

Increase the percentage of zero emission vehicles in the city to 25% by 2025; 80% by 2035; and 100% by 2050

- 100% Zero Emission school buses in Los Angeles
- Support vehicle trade-in events like Cash for Clunkers programs
- Introduce 155 new electric DASH buses into fleet
- Develop a suite of emissions reduction programs for ocean going vessels at the Port of Los Angeles
- Support development of cleaner rail transport, including investigating the feasibility of rail electrification
- Implement an updated Clean Truck Program with prioritization of zero emission trucks
- Ensure that municipally deployed EV chargers are distributed equitably around the city, with a focus on underserved and disadvantaged neighborhoods





Photo: Housing Authority of the City of Los Angeles



Photo: Pacoima Beautiful

Green Together: Northeast Valley

(implementation grant, \$23 million)

- 2.4 miles of pedestrian improvements
- Electrify DASH Pacoima service with 14 new battery-electric buses and 7 fast chargers
- 4 mobility hubs with solar-powered EV charging infrastructure
- 5 air quality monitoring nodes at key locations
- 175 solar electric energy systems installed on single-family homes
- 8 MW of feed-in-tariffs and/or net energy metering projects
- 6.8-acre park renovated to include 95 trees planted, a stormwater bioswale, and walking paths
- 2,090 trees planted
- 35 cool roofs installed
- David M. Gonzales Park resiliency center built to include solar, energy storage, and EV chargers
- 0.36 acres of alley space transformed into a green alley
- New light rail transit service design along Van Nuys Blvd. and San Fernando Rd.
- 1.6-acre underground infiltration gallery installed in Fernangeles Park to capture stormwater
- 95 acre-feet per year of stormwater runoff captured

South L.A. Climate Commons Collaborative

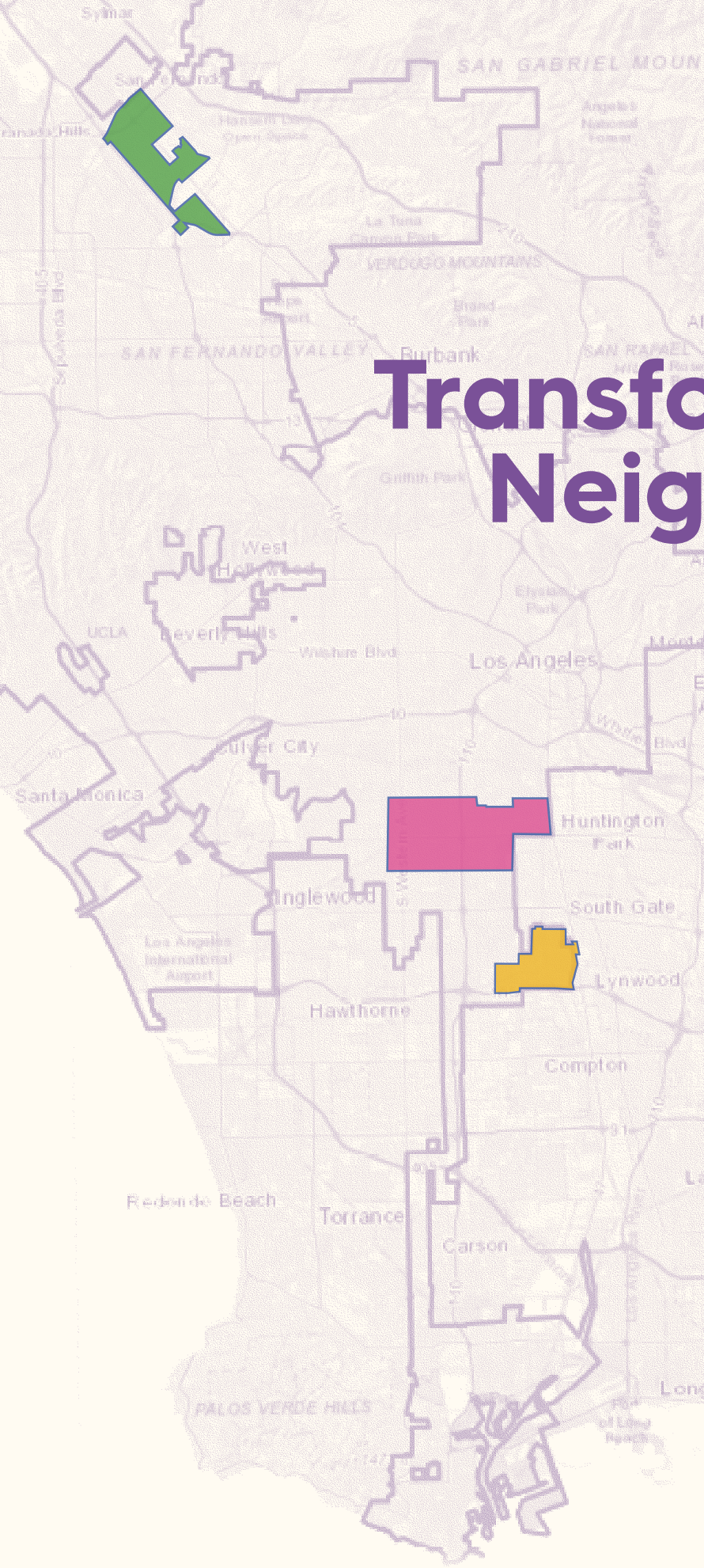
(planning grant, \$200,000)

- Developing strategies on housing affordability, park access, workforce development, and community health
- Offering a community-led vision for on-going land use and transportation planning efforts including the Slauson Corridor Transit Neighborhood Plan and Metro's Rail-to-River Active Transportation Corridor
- Aligning and leveraging funding through City's General Plan, including Community Plans, focused on sustainability and economic revitalization
- Will pursue a future TCC implementation grant

Watts Rising

(implementation grant, \$32 million)

- 81-unit affordable apartment community in Jordan Downs
- 135 affordable multi-family housing units
- Electrified DASH Watts service with 10 new battery-electric buses and 5 fast chargers
- 15 electric vehicles for carsharing
- Rooftop solar panels on 52 single-family homes
- 300 single-family home energy efficiency retrofits
- 5.2 miles of bike lanes, 25 pedestrian improvements, an arts and cultural walking path, and two safe passage programs for students
- 0.5 miles of pedestrian/cyclist mobility improvements
- 1,050 native plants and 5,400 square feet of pervious rain gardens
- More than 3,300 trees
- Expanded community garden at Markham Middle School, with 100 shade trees
- 2 urban pocket parks
- 50 urban mini-farms
- 250,000 pounds of food rescued and redistributed to Watts residents
- Green street and pedestrian improvements
- 1/2 mile green/complete street from Grape Street to Alameda Street
- Over 35,000 square feet of grocery store offering fresh fruits and vegetables



Transforming Our Neighborhoods

Through the State's TCC program, three L.A. neighborhoods - Watts, Pacoima-Sun Valley, and South L.A. - are channeling local knowledge and experience into solving local problems. After receiving awards totaling over \$55 million by the State and leveraging over \$200 million from the City and partners, each community is building upon decades of grassroots organizing and engagement to support the priorities of their residents and deliver meaningful change. In addition to the exciting projects around clean energy and urban greening, each project will incorporate workforce development plans that include training in a number of sectors - renewable energy technologies, low carbon transportation technologies, energy efficiency, waste diversion, healthy soils - and fight back against displacement. These community-driven projects protect our planet while ensuring our vibrant neighborhoods are safe, clean, and resilient for generations to come.



Renewable Energy

Laying the foundation for
L.A.'s zero carbon future

2
Chapter





Photo: City of Los Angeles Department of Water and Power



Photo: City of Los Angeles Department of Water and Power

Vision for Los Angeles

Transitioning to a 100% renewable energy supply is the backbone of L.A.’s strategy to go carbon neutral. LADWP is aggressively pursuing renewable energy and already started the transition with plans to invest nearly \$1 billion in everything from solar to wind to energy storage over the next five years. Our leadership so far has yielded clear results: Los Angeles is the #1 solar city in America, with approximately 2.4 gigawatts of installed solar and wind, enough to power 565,000 homes, and we will phase out natural gas operations at three power plants in the city by 2029.



U.N. Sustainable Development Goals



Chapter Targets



LADWP will supply 55% renewable energy by 2025; 80% by 2036; and 100% by 2045



Increase cumulative MW by 2025; 2035; and 2050 of:

- Local solar to 900-1,500 MW; 1,500-1,800 MW; and 1,950 MW
- Energy storage capacity to 1,654-1,750 MW; 3,000 MW; and 4,000 MW
- Demand response (DR) programs to 234 MW (2025) and 600 MW (2035)

Benefits to Angelenos

Local solar installations will...



Support

6,500

JOBS BY 2025

Clean grid infrastructure investments will...



Support

45,000

JOBS BY 2022

Top Five Areas of Impact



Climate Mitigation



Quality Jobs



Workforce Development



Access & Equity



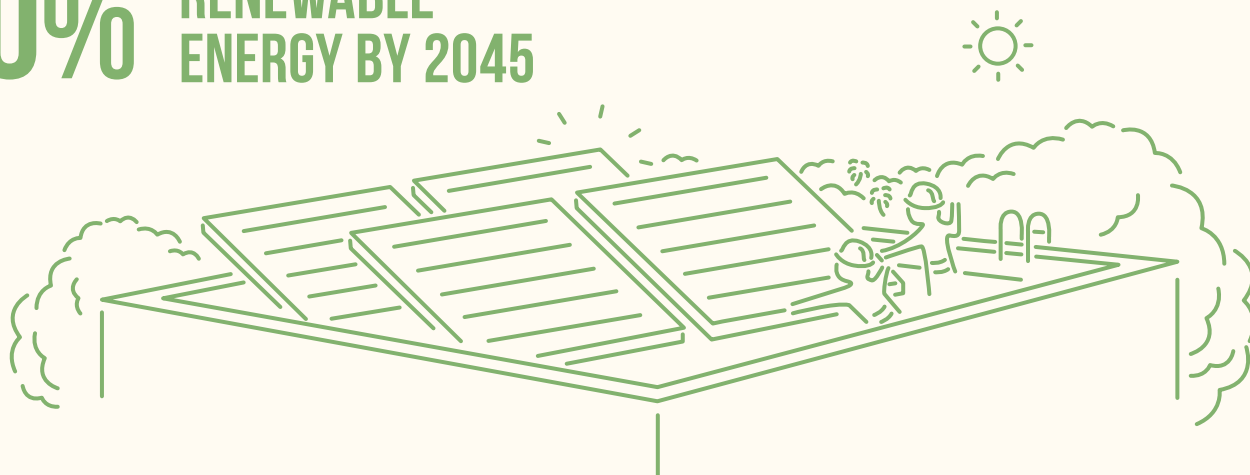
Resiliency

Path to Zero Carbon

L.A.'s Energy Supply

Cleaner energy is already responsible for 86% of L.A.'s GHG emission reductions. Continuing to ramp up renewable energy is a key underlying driver to meeting our Green New Deal Pathway.

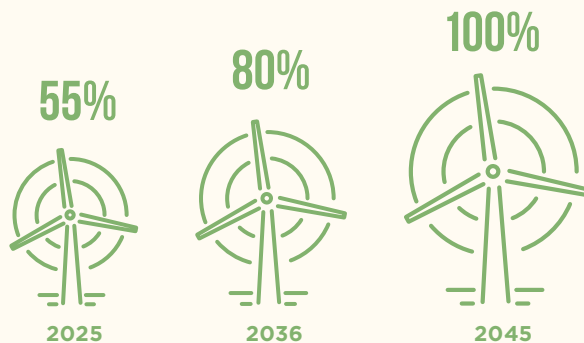
100% RENEWABLE ENERGY BY 2045



Target

LADWP will supply 55% renewable energy by 2025; 80% by 2036; and 100% by 2045

Baseline: 30% renewable energy in 2017
Source: Los Angeles Department of Water and Power



Milestones & Initiatives

2020

Release 100% Renewable Energy Plan

- Engage 100% Renewable Energy Advisory Group on study inputs and partner on public outreach

2022

Invest \$8 billion to upgrade power system infrastructure and ensure power system reliability

- Make key upgrades to transmission and distribution systems, substations, and other equipment to enable renewable energy integration into the electricity grid

2025

End coal-based electricity in L.A.'s fuel mix

- Assess opportunities for compressed air energy storage at Intermountain Power Plant
- Utilize transmission access from Intermountain Power Plant as a renewables hub, enabling over a gigawatt of renewable resources over the next 15 years

2028

Provide 100% clean power for the 2028 Olympic and Paralympic Games

- Partner with local utilities and the LA2028 Olympic and Paralympic Organizing Committee to develop a clean energy plan

2029

Cancel plans to repower OTC gas power plants and cut in-basin power generation by natural gas 38%

- Release action plan for in-basin grid infrastructure investments



Photo: City of Los Angeles, Department of Water and Power

Target

Increase cumulative megawatts (MW) by 2025; 2035; and 2050 of:

- **Local solar to 900-1,500 MW; 1,500-1,800 MW; and 1,950 MW**
- **Energy storage capacity to 1,654-1,750 MW; 3,000 MW; and 4,000 MW**
- **Demand response programs to 234 MW (2025) and 600 MW (2035)**

Baseline: 360 MW of local solar and 1276 MW energy storage as of January 2019, and 25 MW of demand response as of October 2018
Source: Los Angeles Department of Water and Power

Milestones & Initiatives

2021

Expand Feed-in-Tariff (FiT), community solar, and increase cumulative MW of local solar to 500 MW

- Provide community solar programs that expand access to solar savings to low income and renter households: 1) Solar rooftops and 2) Shared solar program **E**
- Launch a new Virtual Net Energy Metering pilot program for multifamily households to go solar and implement feasibility study **E**
- Extend FiT program and expand to include storage
- Create a standard plan for carport solar
- Require all newly built parking structures to have solar
- Maintain residential solar PV interconnection wait time to less than two weeks
- Seek opportunities for third-party clean energy service providers to leverage private property for distributed generation

2021

Increase cumulative MW of energy storage to 1,428-1,524 MW

- Identify and prioritize solar and microgrid backup power projects at critical City-owned facilities
- Streamline permitting and interconnection processes for energy storage projects
- Pilot technology for dispatchable and customer-side storage

2021

Launch residential thermostat demand response (DR) program, and increase cumulative MW of DR to 96 MW

- Deploy technology to automate the existing Commercial Demand Response Program
- Investigate bidirectional smart-grid technologies to prepare for large-scale adoption of electric vehicles (EVs)
- Implement communication network to enable use of smart meters



Photo: City of Los Angeles, Department of Water and Power

Partner Initiatives



Grid Alternatives

Solar Powered Homes and Jobs

GRID Alternatives Greater Los Angeles has installed solar panels at no cost on the homes of almost 2,000 low-income families. This work has not only lowered utility bills and displaced dirtier energy sources, but also provided job training to hundreds of individuals. In 2019, GRID Alternatives will help its 500th trainee get a solar job, install over 1 MW of solar on single- and multi-family buildings, and provide low-income L.A. families with over \$5,000,000 in lifetime savings while avoiding over 10,000 tons of carbon emissions. Its newly-formalized Solar Jobs Second Chances initiative has helped 200 reentry individuals gain skills and employment after release from incarceration.

Los Angeles Community College District Construction

College Campuses as Living Laboratories for Renewable Energy

The Los Angeles Community College District (LACCD) is incorporating sustainability into its \$9.6 billion investment in modernizing and renovating its 9 colleges in Los Angeles county. So far, LACCD has installed over 10 MW of solar energy saving over \$10 million. These solar installations provide additional benefits by serving as a living lab for students enrolled in Renewable Energy Programs such as those offered through the Los Angeles Trade Technical College. Going forward, LACCD is committed to featuring renewable generation at all of its campuses.





Sierra Club, Los Angeles

Taking Action to Support 100% Clean Energy in L.A.

The Sierra Club advocates for an equitable transition to a fully electrified, 100 percent clean energy powered Los Angeles. Working with partners and its own 15,000 members in L.A., Sierra Club seeks a future where Angelenos can breathe healthy air, are provided with clean and renewable energy, and have access to quality jobs and careers. Over the next three years, the Sierra Club's staff and volunteer leaders will activate members to take 10,000 actions in support of the pLAN. From asking members to attend workshops to gathering petitions in support of the pLAN, actions will also include participating in LADWP clean energy programs, and providing educational resources to empower residents to become clean energy advocates in their communities and in their own homes.

While the crisis has never been more intense, the solutions have never been more achievable.



Local Water

Conserving our water
and sourcing it locally

3
Chapter





Photo: Mayor Eric Garcetti



Photo: City of Los Angeles Department of Water and Power

Vision for Los Angeles






Whether historic droughts or record-breaking storms, our city has taken on a new, more extreme and less predictable normal by becoming a leader in water conservation and smart water policy. The past few years have seen us begin construction on a large groundwater remediation facility, pass a county-wide stormwater measure, and ramp up our wastewater recycling. The next phase will see us accelerate our goals for water supply and quality, including recycling all of our wastewater and fully utilizing our groundwater capturing and cleaning our stormwater, and continuing our trend of using less water per capita to reflect that conservation is a California way of life. All of our efforts will lead to one of our most ambitious goals yet: sourcing 70% of our water locally by 2035, marking a true tidal wave of change, and a critical step toward a sustainable future for Los Angeles.



U.N. Sustainable Development Goals



Chapter Targets

-  Source 70% of L.A.'s water locally and capture 150,000 acre ft/yr of stormwater by 2035
-  Recycle 100% of all wastewater for beneficial reuse by 2035
-  Build at least 10 new multi-benefit stormwater capture projects by 2025; 100 by 2035; and 200 by 2050
-  Reduce potable water use per capita by 22.5% by 2025; and 25% by 2035; and maintain or reduce 2035 per capita water use through 2050
-  Install or refurbish hydration stations at 200 sites, prioritizing municipally-owned buildings and public properties such as parks, by 2035

Benefits to Angelenos

Building multi-benefit stormwater projects by 2050 will...



Support

18,000

JOBS

Transforming the Hyperion Water Reclamation Plant by 2035 will...



Support

6,500

JOBS

Hitting our 2035 water conservation target will save the amount of water...



Used by

330,000

HOUSEHOLDS

Top Five Areas of Impact



Resiliency



Quality Jobs



Workforce Development



Health & Wellbeing



Access & Equity

Path to Zero Carbon

Sourcing water locally uses less energy and makes our City's water supply more resilient to inevitable natural disasters and shocks. Purchasing imported water uses 3 to 4 times the energy of local water sources such as groundwater and recycled water. The L.A. Aqueduct is gravity fed, producing hydro-electric energy as it moves water, making it carbon neutral.

Tracking the GHG footprint of our water portfolio is critical to reaching carbon neutrality. LADWP is actively developing national protocols to monitor GHG emissions related to water management, which will be used in The Climate Registry's new reporting program for water/energy nexus, opening in May 2019.



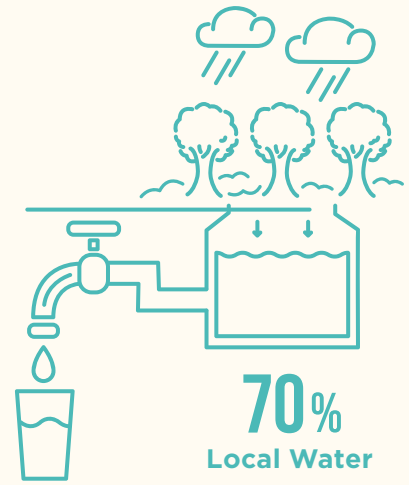
Photo: David Pinsky

Photo: David Pinsky

Target

Source 70% of L.A.'s water locally* and capture 150,000 acre ft/yr (AFY) of stormwater by 2035

Baseline: 15% of L.A.'s water sourced locally between July 2013 and June 2014
 Source: City of Los Angeles Department of Water and Power



Milestones & Initiatives

2021

Increase stormwater capture to 75,000 AFY

- Leverage internal and external funding, including Measure W, and pursue additional financing opportunities

2021

Complete programmatic EIR for One Water L.A. 2040 plan

- Update important infrastructure such as the Venice Pumping Plant to increase resilience to flooding, sea-level rise, and other climate change impacts

2021/2028

Replace 108 miles of water mainlines by 2021; and 530 by 2028

- Achieve and sustain a replacement cycle consistent with expected 100 to 120-year life of water mains

2025

Reduce LADWP purchases of imported water by 50%

- Maintain the Water Cabinet to support implementation of key projects and policies
- Complete groundwater remediation facilities in the San Fernando Basin
- Develop plan to maximize use of West Coast and Central Basins
- Enhance L.A. Aqueduct system reliability and seismic resiliency



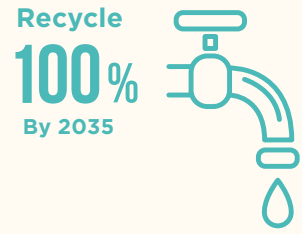
*Locally sourced water, potable and non-potable, shall be composed of all local groundwater production, historical and future hardware-based conservation savings, centralized and distributed stormwater capture and recharge, and all recycled water produced in the City. When determining the percentage of local water, the amount of recycled water provided to jurisdictions outside the City of Los Angeles shall be included in both the numerator and denominator of the calculation.

Target

Recycle 100% of all wastewater for beneficial reuse* by 2035

Baseline: In FY17-18, 27% of wastewater was recycled
 Source: City of Los Angeles Bureau of Sanitation

*including but not limited to non-potable reuse, groundwater recharge, and supporting environmental and recreational uses such as those in the L.A. River



Milestones & Initiatives

2021

Produce 1.5 millions of gallons per day (MGD) of recycled water at Hyperion Water Reclamation Plant (WRP) for use at LAWA and other local facilities

- Pilot membrane reactor technology to help clean recycled water

2025

Recycle 17,000 AFY (15 MGD) of water at Donald C. Tillman WRP to recharge into our groundwater basins

- Test a suite of treatment options, including ozone

2025/2035

Increase non-potable reuse of recycled water by an additional 6,000 AFY by 2025; and an additional 8,000 AFY by 2035

- Maintain existing and connect new recycled water customers
- Convert 85% of public golf course acreage to recycled water

2025/2035

Reduce annual sewer spills to fewer than 65 by 2025; and 60 by 2035

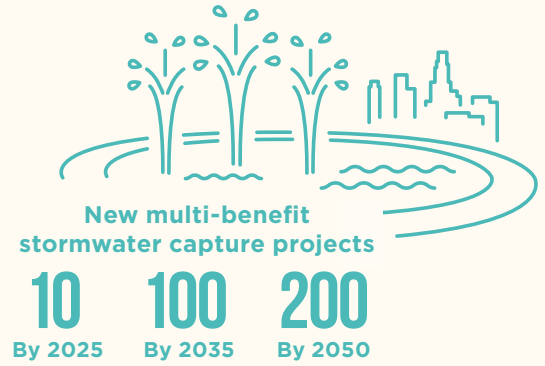
- Identify and prioritize sewer infrastructure maintenance



Target

Build at least 10 new multi-benefit stormwater capture projects by 2025 to improve local water quality and increase local water supply; 100 by 2035; and 200 by 2050

Baseline: 42 projects as of 2018
Source: City of Los Angeles Bureau of Sanitation



Milestones & Initiatives

2020

Ensure that \$80 million annually from Measure W supports multi-benefit projects that improve water quality

- Increase number of green infrastructure sites such as green streets and alleys, bioswales, infiltration cutouts, permeable pavement, and street trees
- Evaluate incentives and existing policies to increase residential and commercial stormwater capture
- Expand use of permeable pavement in large infrastructure projects (e.g., LAWA)
- Develop projects that prioritize nature-based solutions

2021

Establish guidelines for incorporation of green infrastructure into street and sidewalk repair projects

- Incorporate stormwater capture capacity into six Complete Streets **E**

2025

Divert up to 25 MGD (~28,000 AFY) of urban runoff to improve local water quality

- Construct Low Flow Diversions to Hyperion WRP



Photo: City of Los Angeles Bureau of Sanitation

Target

Reduce potable water use per capita by 22.5% by 2025; 25% by 2035; and maintain or reduce 2035 per capita water use through 2050

Baseline: 133 total gallons per capita per day as of June 2014
Source: City of Los Angeles Department of Water and Power

Reduce Potable Water Use

22.5%
By 2025

25%
By 2035



Milestones & Initiatives

2021

Expand existing programs and develop targeted campaigns to increase awareness on L.A.'s water policy goals

- Build upon the success of Save the Drop and develop additional water conservation campaigns
- Continue benchmarking customer use and recognizing innovative water reduction initiatives
- Improve data gathering to identify most effective programs
- Expand top performing conservation incentive programs, including for landscape transformation and washing machines
- Expand sub-metering and evaluate smart water meter technologies

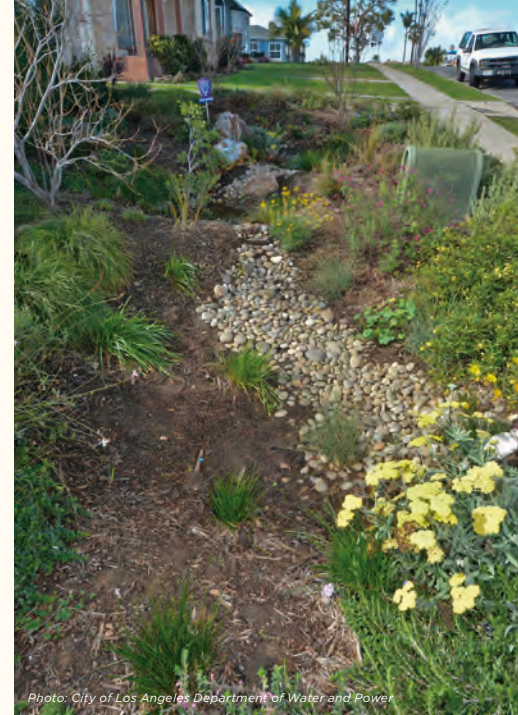


Photo: City of Los Angeles Department of Water and Power

Target

Install or refurbish hydration stations at 200 sites, prioritizing municipally-owned buildings and public properties such as parks, by 2035

Baseline: Progress being tracked from baseline year 2019
Source: City of Los Angeles, multiple departments and bureaus

Milestones & Initiatives

2021

Establish permanent drinking water access in Skid Row

- Retrofit or install permanent hydration stations

2025

Provide drinking water access at 5 sites of highest need and install or retrofit hydration stations at municipal buildings

- Identify priority hydration stations per council district for retrofit
- Prioritize large municipal buildings and LADWP customer service centers
- Develop strong community outreach and education programs on tap water quality



Photo: City of Los Angeles Department of Water and Power

Partner Initiatives



Photo: Heal The Bay

Heal the Bay

Safer, Healthier Beaches

Heal the Bay's Annual Beach Report Card has been an important element of the Sustainable City pLAN's local water goals since its inception. Heal the Bay recently expanded this work by developing a new application, NowCast, which provides real-time grades for 20 beaches along the Pacific Coast. Through this transparent, accurate, and accessible water quality data, the public and the City can better respond to and improve upon the health and safety of our beautiful beaches.

WeTap

Improving Access to Drinking Water

WeTap's app helps make public drinking fountains easy to find and access, reducing our dependence on single-use water bottles. WeTap plans to engage volunteers in assessing hydration stations across the City of Los Angeles to identify those needing repair and areas where fountains could be installed. As a founding member of Tap Water Day, WeTap will participate in annual celebrations of the progress made on tap water access and public drinking fountains.



Photo: WeTap



The Nature Conservancy

A Model for Stormwater Capture and Habitat

A new project under development by The Nature Conservancy will offer a model for achieving local water quality and supply that also delivers multibenefit habitat restoration and public access, demonstrating what the future of the Los Angeles River could be. The Los Angeles River Habitat Restoration & Stormwater Capture Project will be located near the Rio De Los Angeles State Park with an expected completion date of 2022.

We have to confront the greatest threat to our physical security and our health – a war on our shores with rising tides, and in our mountains with burning forests. Our fight is to protect our families, and our city, from the impacts of climate change.



Clean & Healthy Buildings

Drawing an emissions-free blueprint for L.A.'s buildings

4

Chapter







Photo: shutterstock_229864528

Vision for Los Angeles

To be carbon neutral by 2050, all of L.A.'s buildings must operate 100% on clean power—because buildings have to be transformed from our largest source of climate pollution to 21st century models of efficiency. L.A.'s building stock is one of the most energy efficient in the country. However, to meet our goals, state-of-the-art technologies will further fine-tune energy use, so not a single kilowatt is wasted. Buildings will be designed, built, and rebuilt using passive energy principles, advanced efficiency measures, and on-site renewable energy, while audits and retrofits will create local job opportunities and speed up technology innovation.



U.N. Sustainable Development Goals



Chapter Targets



All new buildings will be net zero carbon by 2030; and 100% of buildings will be net zero carbon by 2050



Reduce building energy use per sq.ft. for all building types 22% by 2025; 34% by 2035; and 44% by 2050

Benefits to Angelenos

LADWP energy efficiency programs will...



Support
1,600
JOBS ANNUALLY



Save
\$65 MILLION
ANNUALLY FOR CUSTOMERS

Zero carbon buildings will reduce air pollution and...



Support
175,000
JOBS BY 2050



Prevent
190
PREMATURE DEATHS ANNUALLY



Prevent
70
RESPIRATORY AND CARDIOVASCULAR HOSPITAL ADMISSIONS ANNUALLY



Save
\$1.9 BILLION
FROM PREVENTED DEATHS AND HOSPITAL ADMISSIONS ANNUALLY

Top Five Areas of Impact



Climate Mitigation



Quality Jobs



Workforce Development



Access & Equity

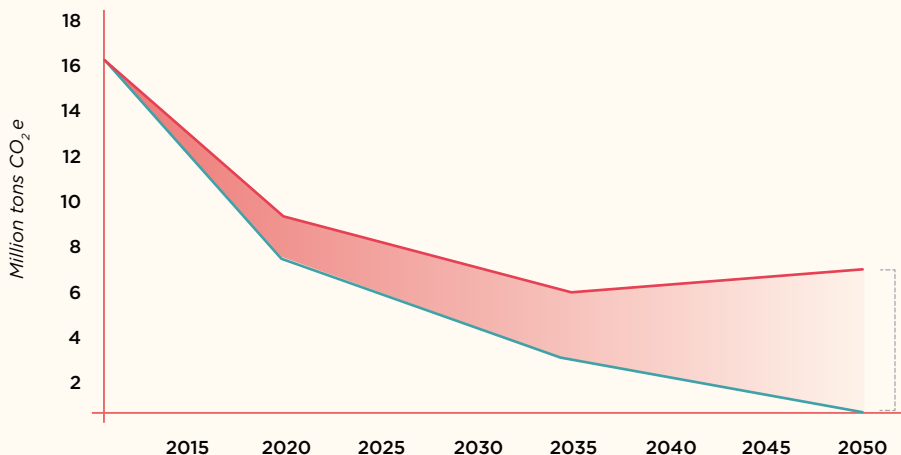


Health & Wellbeing

Path to Zero Carbon

Emissions from Building Energy Use

L.A.'s Green New Deal Pathway calls for the steepest near-term reductions in GHG emissions from building energy use than any other sector and cuts 50% of emissions by 2025 and 100% by 2050.



112 million tons of GHG emissions saved, equivalent to the energy used today to power 13.4 million homes for one year.

○ 2019 Green New Deal Pathway
○ 2015 pLAn Pathway

Target

All new buildings will be net zero carbon by 2030; and 100% of buildings will be net zero carbon by 2050

Baseline: Effectively 0% in 2019
Source: Los Angeles Department of Water and Power, and Department of Building and Safety



Milestones & Initiatives

2021

Design and implement policies to decarbonize new buildings

- Complete building electrification study and develop supporting programs for building electrification
- Engage cities around the state, country, and globe on smart building policies

2021

Design and implement policies to decarbonize existing buildings

- Expand and improve access to financing
- Create incentives for electrification in existing energy efficiency and solar incentive programs
- Engage building owners and tenants on benefits of building upgrades

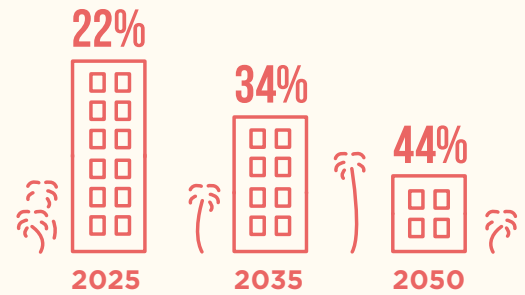


Photo: L.A. Mayor's Office

Target

Reduce building energy use per sq.ft. for all building types 22% by 2025; 34% by 2035; and 44% by 2050

Baseline: 68 mBTU/sqft in 2015
Source: US Department of Energy city-specific data on building energy use intensities



Milestones & Initiatives

2020/2030

Use energy efficiency to deliver 15% of L.A.'s projected electricity needs by 2020; and 30% by 2030

- Increase awareness of incentives and smart building energy management systems
- Assess and report energy consumption from energy-water nexus

2021

Invest \$100 million in energy efficiency programs to renters and affordable housing customers

- Targeted outreach to renters and affordable housing customers for energy efficiency rebate opportunities **E**

2021

Achieve and maintain +85% compliance with Existing Building Energy & Water Efficiency (EBEWE) program

- Provide discounted energy benchmarking for affordable housing and non-profits with trainees from local colleges **E**
- Operate a resource center to support implementation of EBEWE
- Analyze energy data to develop more targeted energy efficiency rebates



Photo: Natalia Knezevic

Partner Initiatives



Los Angeles Better Buildings Challenge

Modernizing L.A.'s Buildings to Achieve Ambitious Goals

The L.A. Better Buildings Challenge (LABBC) is catalyzing the modernization of L.A.'s buildings. Working with policymakers, industry, and advocacy groups, LABBC has set an ambitious goal of engaging 1,000 buildings (150 million sq.ft.) by 2025 to meet the Building Energy Use targets in the 2015 Sustainable City pLAN. LABBC also partners with the City in operating the EBEWE resource center.

Photo: Los Angeles Better Building Challenge

Building Decarbonization Coalition

Building a Zero-Emissions Future in California

The Building Decarbonization Coalition (BDC) is uniting building energy stakeholders, energy providers, environmental organizations and local governments to accelerate development of zero-emission homes and buildings in California. In *A Roadmap to Decarbonizing California's Buildings*, BDC lays out a plan to dramatically cut carbon emissions from buildings. BDC is also rolling out statewide consumer education and contractor accreditation programs, while helping governments work together with builders, contractors, and designers on the transition to zero emission buildings



Photo: Los Angeles Better Building Challenge



Photo: Los Angeles Better Building Challenge

Natural Resources Defense Council, Energy Efficiency for All, and Los Angeles Better Buildings Challenge

Expanding Access to Energy Efficiency Benefits

Multifamily buildings present tremendous opportunity for energy efficiency improvements but also program challenges due to complex ownership structures, utility bill payment responsibilities, and lack of capital for upfront costs. The Natural Resources Defense Council (NRDC) and the Energy Efficiency for All Coalition is partnering with LABBC to expand outreach efforts to support an additional 150 affordable multifamily properties per year in communities with the highest energy use intensity, targeting 15% energy and 20% water use reductions. NRDC and LABBC estimate that these efforts will save low-income residents more than \$800,000 in annual utility costs, while also increasing health and comfort and directly supporting the Sustainable City pLAN's goals around energy

U.S. Green Building Council Los Angeles

A Technology Accelerator for L.A. Developments

In 2019, the U.S. Green Building Council-Los Angeles will launch a Net Zero Building Technology Accelerator focused on the building technologies to help make zero carbon, zero energy, zero water, and zero waste buildings a reality for the region. The accelerator will source startups with an emphasis on placing pilots with building partners at the end of the program, working closely with industry to address business model and technical issues with these innovative companies before they get to market. In this first year, the program will look to graduate a minimum of five startups.



Photo: U.S. Green Building Council- Los Angeles



Housing & Development

Delivering more safe, affordable, and efficient housing to every Angeleno

5
Chapter



Photo: Los Angeles Housing and Community Investment Department



GRAND OPENING
Available March 1st
213.671.1104
info@chinafire.com

2013
SNAKE
WEEKLY



Photo: City of Los Angeles Bureau of Sanitation

Vision for Los Angeles

Building a stronger, more dynamic, more sustainable Los Angeles requires us to put affordable housing within reach for every family and a roof over the head of every Angeleno. Our pLAN tackles this monumental challenge by building on our efforts to end homelessness, preserve and expand affordable housing, and shorten the distance between new homes and transit. We have started to see the results of this strategy: in 2017, over half of new housing units were built within 1,500 feet of different transportation options, and nearly three-quarters within a half-mile. Looking ahead, we will act to cut the city’s unsheltered population, construct new units, and develop housing that is affordable, efficient, and connected to transit.



U.N. Sustainable Development Goals



Chapter Targets

- End street homelessness by 2028
- Increase cumulative new housing unit construction to 150,000 by 2025; and 275,000 units by 2035
- Ensure 57% of new housing units are built within 1500 ft of transit by 2025; and 75% by 2035
- Create or preserve 50,000 income-restricted affordable housing units by 2035 and increase stability for renters

Benefits to Angelenos

New transit oriented housing construction will...



Support

325,000

JOBS BY 2035

A Bridge Home Sites being built will offer



1,500

BEDS BY 2021

Top Five Areas of Impact



Access & Equity



Health & Wellbeing



Quality Jobs



Resiliency



Increased Affordability

Path to Zero Carbon

By making our homes highly efficient and zero carbon, we will cut half of the emissions from L.A.'s buildings; this is accounted for in the Clean and Healthy Buildings chapter.

By building housing near transit, we are also helping Angelenos use public transportation and reduce emissions from vehicle use; this is accounted for in the Zero Emissions Vehicles chapter.

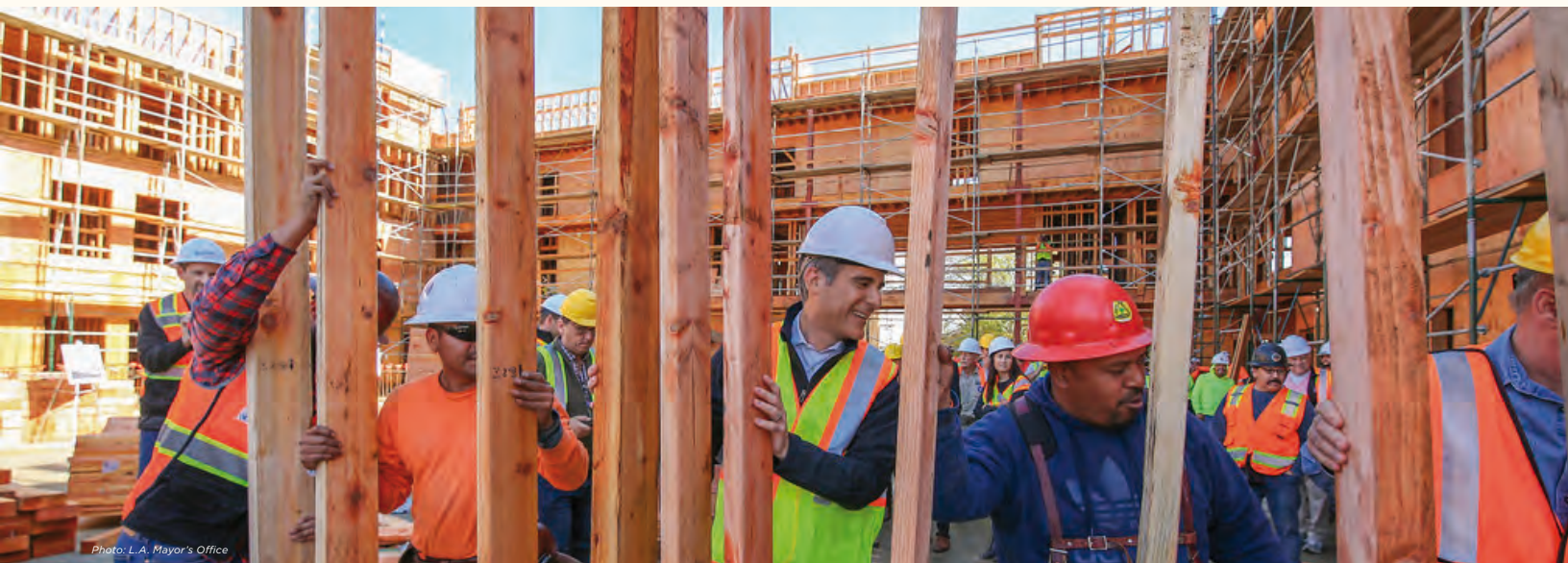


Photo: L.A. Mayor's Office

 **Target**

End street homelessness by 2028

Baseline: 36,049 persons unsheltered in 2018
Source: Greater Los Angeles Homeless Count



 **Milestones & Initiatives**

2021

Implement the Mayor's A Bridge Home program by building at least 1,500 beds across the city

- Direct outreach, mental health, career, and addiction support services to nearby encampments **E**
- Restore spaces that were previously encampment sites into safe, clean, public passageways
- Expand unified homelessness response center to improve coordination of city and county services **E**

2026

Build 10,000 new permanent supportive housing units

- Implement Prop HHH
- Streamline the permitting process of permanent supportive housing

 **Target**

Increase cumulative new housing unit construction to 150,000 by 2025; and 275,000 units by 2035

Baseline: 12,394 units permitted in 2014.
Source: City of Los Angeles, Department of Building and Safety.



150,000
by 2025

275,000
by 2035

 **Milestones & Initiatives**

2021

Build 100,000 new housing units

- Implement development reform initiatives such as streamlining and expediting the permitting process for all types of housing, including Accessory Dwelling Units (ADU) **E**
- Improve process predictability and provide for coordinated early review of development projects

- Expand opportunities for incremental housing production that is compatible with existing neighborhood, building on recent ADU policies
- Expand opportunities for homeownership and other price-stable alternatives to renting across all income levels

Target

Ensure 57% of new housing units are built within 1,500 ft. of transit by 2025; and 75% by 2035

Baseline: 43% in 2014
Source: City of Los Angeles, Department of City Planning



New housing within 1500ft of transit

57%
by 2025

75%
by 2035

Milestones & Initiatives

2020

Complete Transit Neighborhood Plans underway for Purple Line Extension and Orange Line

- Develop regulatory tools and strategies to encourage transit ridership and focus growth in housing near the North Hollywood Station, Van Nuys Station, Sepulveda Station, Reseda Station, and Sherman Way Station
- Add seven new stations to the Purple Line to extend west from Downtown L.A. to UCLA

2021

Complete Downtown Community Plan

- Expand zoning capacity to accommodate significant density, including capacity for 20% of the City’s future housing needs within the Downtown area (1% of land area)
- Remove parking minimums

2024

Complete all 35 community plans

- Increase density at key transit nodes and near job centers through Community Plan Updates and Transit Oriented Communities (TOC) incentives **E**
- Ensure housing developments adhere to TOC guidelines for on-site affordable units **E**
- Promote urban infill development to maximize new and existing transit investments
- Update parking regulations to allow for adaptive reuse of space, bike and car-sharing infrastructure, and reduced parking requirements



Target

Create or preserve 50,000 income-restricted affordable housing units by 2035 and increase stability for renters

Baseline: Progress being tracked from baseline year 2019
 Source: City of Los Angeles, Housing and Community Investment Department



**50,000
by 2035**

Milestones & Initiatives

2021

Enforce the Rent Stabilization Ordinance and further enhance tenant protections

- Develop new programs and ordinances to prevent displacement of low-income residents, communities of color, and persons living with disabilities **E**

2021/2035

Build 15,000 units of affordable housing by 2021; and 45,000 by 2035

- Leverage new development linkage fees to build affordable housing with equitable geographic distribution to address gentrification **E**
- Factor in the cost of production and minimum wage to ensure that costs per unit are affordable
- Revise the density bonus program to encourage more mixed-income, affordable development across the city

- Implement the recommendations in the City's recently adopted Assessment of Fair Housing **E**
- Develop and scale new loan products to encourage mixed-income development and the preservation of existing, naturally-occurring affordable housing

Partner Initiatives



Photo: Lawrence Anderson

Kilroy Realty Corporation

A Carbon Neutral Transformation in Building Stock

Kilroy Realty Corporation committed to achieving carbon neutral operations for its entire 13.2 million square foot portfolio by 2020. For Los Angeles, this translates to 2+ million existing and under construction square feet. Such a commitment is the first of its kind among real estate companies in North America, and programs, such as onsite energy efficiency and renewables projects, are already underway to meet this ambitious goal by year-end 2020.

Partner Initiatives



Photo: Enterprise Community Partners

Enterprise Community Partners

Fostering Sustainable Equitable Development

Enterprise Community Partners fosters community improvement from the ground up to ensure all residents can live in affordable homes in thriving, healthy and resilient communities with access to greater opportunities and increased economic prosperity. In Los Angeles County, Enterprise provides grants and technical assistance for multi-sector, joint-development projects and lead a regional peer network on sustainable, equitable development in gentrifying, low-income communities. Enterprise is now partnering with the City of Los Angeles to support their priorities of advancing the retrofit and preservation of affordable multifamily properties to increase water and energy efficiency, earthquake safety, and community resilience—a further step to ensuring that all Angelenos can live in safe, affordable, resilient homes and neighborhoods.

The People Concern

Dignified Housing for Angelenos

The People Concern provides a fully integrated system of care, including housing and wrap-around supportive services social services to homeless individuals, survivors of domestic violence, challenged youth, and others who have nowhere else to turn across Los Angeles. The People Concern was selected as the service provider for the Mayor’s first A Bridge Home site, El Puente, which opened in September 2018 and is located in El Pueblo. Residents were selected from the nearby community and are provided temporary, dignified housing that is paired with tailored, holistic supportive services that empower individuals to rebuild their lives and contribute to their community. The goal of The People Concern is to bring equity to Los Angeles by making sure every Angeleno is housed, healthy and safe.



Photo: The People Concern



Mobility & Public Transit

Changing and expanding how L.A. gets around

6

Chapter





Photo: L.A. Mayor's Office



Vision for Los Angeles

We are changing the face of mobility for L.A. workers and families—because transportation accounts for 19% of our GHG emissions, and is the top contributor to air pollution. These trends cannot continue.

Now, a city known as the car capital of the world is investing more in our transit infrastructure than any other American city in history. More people than ever are walking, biking, using scooters, rideshare, and other modes of transportation to get to and from home and the office. Our streets today are testing grounds for new technology, first/last mile solutions, and major innovations in mobility. In 2028, our residents and guests will be able to get to every Olympic event on public transportation. From light rail to subway to new bus projects, we are building a comprehensive and integrated transit network. And we will not stop this progress in its tracks: by 2035, half of all trips will happen somewhere other than a single occupancy vehicle.



U.N. Sustainable Development Goals



Chapter Targets



Increase the percentage of all trips made by walking, biking, micro-mobility / matched rides or transit to at least 35% by 2025; 50% by 2035; and maintain at least 50% by 2050



Reduce VMT per capita by at least 13% by 2025; 39% by 2035; and 45% by 2050




Ensure Los Angeles is prepared for Autonomous Vehicles (AV) by the 2028 Olympic and Paralympic Games

Benefits to Angelenos


Measure M will...



Support
788,000
JOBS IN THE REGION


Reduce
5 MILLION
VEHICLE MILES TRAVELED PER
DAY COUNTYWIDE


Cut time stuck
in traffic by
15%
PER DAY

When Angelenos switch from driving to include 15 minutes of walking or biking on their work commute, they will experience*...


23% REDUCED
RISK OF HEART DISEASE AND STROKE


15% REDUCED
RISK OF TYPE 2 DIABETES

*Based on a 2017 C40 / Novo Nordisk Study

Top Five Areas of Impact


Quality Jobs


Health & Wellbeing


Access & Equity


Climate Mitigation


Workforce Development

Path to Zero Carbon

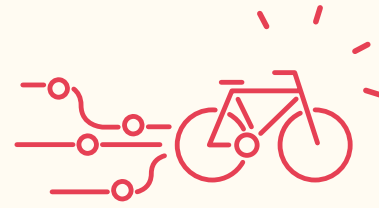
L.A.'s carbon neutral pathway calls for deep reductions in GHG emissions from the transportation sector. Building out the transit system in L.A. will enable Angelenos to use public transit and other modes to get where they need to go. This is key to going carbon neutral because mode shift will allow us to reduce today's transportation emissions by a quarter, equivalent to removing 300,000 cars from the road for one year.



Target

Increase the percentage of all trips made by walking, biking, micro-mobility / matched rides or transit to at least 35% by 2025; 50% by 2035; and maintain at least 50% by 2050

Baseline: 14% of all trips made by non-car modes in 2015
Source: 2016 City of Los Angeles Travel Demand Forecasting Model



35%
by 2025

50%
by 2035

Milestones & Initiatives

2021

Launch a regionally coordinated advocacy campaign to encourage shared, sustainable mobility options

- Coordinate a working group of mobility partners to develop public engagement goals of the campaign

2025

Support Metro with their implementation of a congestion pricing pilot

- Work with Metro on a congestion pricing study

2025

Increase L.A.'s average Walk Score to 75

Source: Walk Score*

- Update City standard plans for public works projects to integrate pedestrian-centric design into all applicable projects
- Implement a Street Furniture program that reduces heat exposure, provides cool transit stops, and improves access to restrooms in high transit use areas **E**
- Implement Wilmington Avenue Great Streets Project **E**

- Identify opportunities to implement cool corridors and other interventions to improve pedestrian comfort on routes to high-volume transit stops and cooling spaces **E**

2025

Implement Vision Zero safety improvements

- Inspect and repair 200 crosswalks on the High-Injury Network
- Implement 50 Safe Routes to School safety plans
- Pilot sensing and monitoring technology to increase pedestrian safety
- Enhance and maintain all bikeways on the High-Injury Network

2028

Improve travel time on L.A. County's bus network by 30 percent

- Complete three BRT projects
- Complete Metro's NextGen Bus Study
- Expand DASH service to ensure system achieves 15 minute weekday and 20 minute weekend frequency
- Create four new DASH routes (Boyle Heights West, Pacoima, Sylmar, and Canoga Park) **E**
- Execute a suite of bus and transit corridor improvements, including accepting mobile payments and expanding all door boarding **E**

2028

Complete Measure M 28 by '28 projects

- Continue subway and light rail network expansion, including completion of the Regional Connector, Crenshaw / LAX, Airport Metro Connector, and Purple Line Extension projects
- Complete projects to enhance mobility through the San Fernando Valley, including Sepulveda and East San Fernando transit corridors
- Launch Metro MicroTransit pilot project

2028

Ensure all City residents have access to high-quality mobility options within a 10-minute walk from home

- Expand bike lane network by 20 lane-miles per year and increase bicycle-supportive infrastructure like public bicycle parking and repair stations
- Support implementation of Metro's First/Last Mile plans for the Blue Line, Purple Line, and subsequent lines **E**
- Expand electric car sharing options, including BlueLA, to all Los Angeles neighborhoods in the top 10% of the CalEnviroScreen **E**
- Expand LADOT MicroTransit operations



Photo: CicLAvia



Photo: Aaron Paley/ LA Más

Target

Reduce Vehicle Miles Travelled (VMT) per capita by at least 13% by 2025; 39% by 2035; and 45% by 2050

Baseline: 15 VMT per capita per day
Source: Southern California Association of Governments Transportation Demand Model



13%
by 2025

39%
by 2035

45%
by 2050

Milestones & Initiatives

2021

Adopt a Mobility First policy

- Update the Transportation Demand Management (TDM) ordinance
- Develop and implement first/last mile infrastructure improvements around transit stations, including integration of existing and emerging mobility services (e.g. bikeshare, e-scooters, carshare, etc.)
- Update the City’s transportation impact study guidelines and related tools, including a VMT calculator
- Implement TDM strategies and other congestion easing measures in the West Side Mobility Plan

2021

Launch a user-friendly, searchable app mapping all curbside designations throughout the city

- Expand DOT Express Park Program to Venice, study feasibility for other locations
- Pilot new curbside regulations and parking zones to better integrate and help facilitate new mobility options

2021

Expand Metro Bike Share to at least three new neighborhoods

- Deliver multi-modal Integrated Mobility Hubs with infrastructure for car share, shared rides, bike share, and dockless mobility services, starting in Downtown L.A. and Hollywood
- Double annual Metro Bike Share trips in Downtown L.A. and University Park



Photo: City of Los Angeles Department of Transportation



Target

Ensure Los Angeles is prepared for Autonomous Vehicles (AV) by the 2028 Olympic and Paralympic Games

Baseline: No baseline; progress tracked starting 2019
Source: Los Angeles Department of Transportation



By 2028 Olympics

Milestones & Initiatives

2021

Use transportation data to ensure that new transit, app-enabled, and for-hire mobility options are equitably available across the City

- Create design guidelines for AV and zero emissions mobility infrastructure in the public right of way

2021

Ensure all autonomous vehicles (AVs) used for sharing services are electric

- Develop software applications and APIs to optimize autonomous vehicle performance and safety, and ensure that AV deployments in Los Angeles are consistent with the City's core values of safety, equity, and livability
- Develop a suite of incentives for electric autonomous shared vehicles, and electric car and rideshare overall



Photo: City of Los Angeles Department of Transportation

Partner Initiatives



Photo: Jon Endow/ LA Más

LA Más

Changing the Landscape of the First/Last Mile

LA-Más is an urban-design non-profit that works with lower-income and underserved communities to shape the growth of their own neighborhoods. One example of their collaborative approach is the Go Ave 26 project located next to the Lincoln/ Cypress station on the Metro Gold Line. This project creatively addresses first/last mile issues by integrating seating, murals, transit wayfinding and other designs to make getting to and from public transit hubs along Avenue 26 easier, safer, and more welcoming. LA-Más is now working on sidewalk policy to make sure communities across L.A. can implement similar projects in their neighborhoods.

EYCEJ

Taking to the Road for Active Transportation

East Yard Communities for Environmental Justice (EYCEJ) runs the Ride on All Roads (ROAR) program, which promotes active transportation, like cycling, in disadvantaged communities. ROAR helps demystify riding on the streets and teaches participants about leadership and self-advocacy on environmental justice issues, especially related to zero emissions transportation. EYCEJ has quarterly Toxic Tour Rides and maintains a fleet of bikes for participants to use. The organization plans to continue this engagement and expand participation.



Photo: East Yard Communities for Environmental Justice



Photo: Via

Via

Innovative and Equitable Solutions to Accessing Public Transit

In January 2019, the Los Angeles County Metropolitan Transportation Authority partnered with ride-hailing company Via on a pilot project connecting individuals to public transit. Riders living near three LA Metro stations - El Monte, Artesia, and North Hollywood - can be transported to a station for \$1.75 with a TAP card or for free for those who already use Metro's low-income subsidy programs. The goal of the pilot program is to make it easier for customers to use public transit and open up the benefits of app-based ride hailing to a wider audience. Over the year, data will be gathered to assess the pilot program's effectiveness and inform future program feasibility.

People for Mobility Justice

Bridging Community Expertise with Transit Planning

People for Mobility Justice (PMJ) educates, facilitates and advocates for equitable transportation options across all communities. They engage directly with affected communities and other Community Based Organizations to advocate for just transportation access among government and transit planning agencies. In addition, PMJ offers regular, bilingual, culturally-relevant bike safety classes and rides that serve low-income populations in L.A. County. Future work includes offering an educational program called Hood Planners Certification and broadening their policy impact at the local, state, and national level.



Photo: People for Mobility Justice



Zero Emission Vehicles

Bringing a cleaner future
to L.A.'s streets







Photo: John Cameron

Vision for Los Angeles

Zero emission transportation and goods movement are cornerstones to improving our air quality, meeting our climate goals, and enhancing Angelenos’ quality of life. The benefits will be felt every day on our roads and in our neighborhoods: quiet, more pleasant streets; no harmful bus, truck, and car fumes; and an end to pollution hot spots generated by freight corridors. Los Angeles continues to lead in this area, with more electric vehicles than any region in America and the most EV chargers available to the public. The City launched BlueLA, the country’s first all-electric EV carshare program focused on disadvantaged communities. The broad range of successes and lessons learned to date are informing the next round of policies and programs in this critical space—from making 100% of LA Metro and LADOT’s buses zero emission, to installing 28,000 EV chargers citywide, to ensuring an equitable path to get 10,000 trucks working at the Port to zero emission.



U.N. Sustainable Development Goals



Chapter Targets



Increase the percentage of electric and zero emission vehicles in the city to 25% by 2025; 80% by 2035; and 100% by 2050



Electrify 100% of LA Metro and LADOT buses by 2030



Reduce port-related GHG emissions by 80% by 2050

Benefits to Angelenos

Growing the publicly available EV charging infrastructure in L.A. by 2025 will...


Support
1,500
JOBS

Electrifying 100% of buses in the L.A. region by 2030 will...


Support
10,000
JOBS

Electrifying all vehicles by 2050 will reduce air pollution and...

Prevent
980
PREMATURE DEATHS ANNUALLY

Prevent
400
RESPIRATORY AND CARDIOVASCULAR
HOSPITAL ADMISSIONS ANNUALLY

Save
\$9.5 BILLION
FROM PREVENTED DEATHS
AND HOSPITAL ADMISSIONS ANNUALLY

Top Five Areas of Impact



Health & Wellbeing



Climate Mitigation



Economic Innovation



Access & Equity

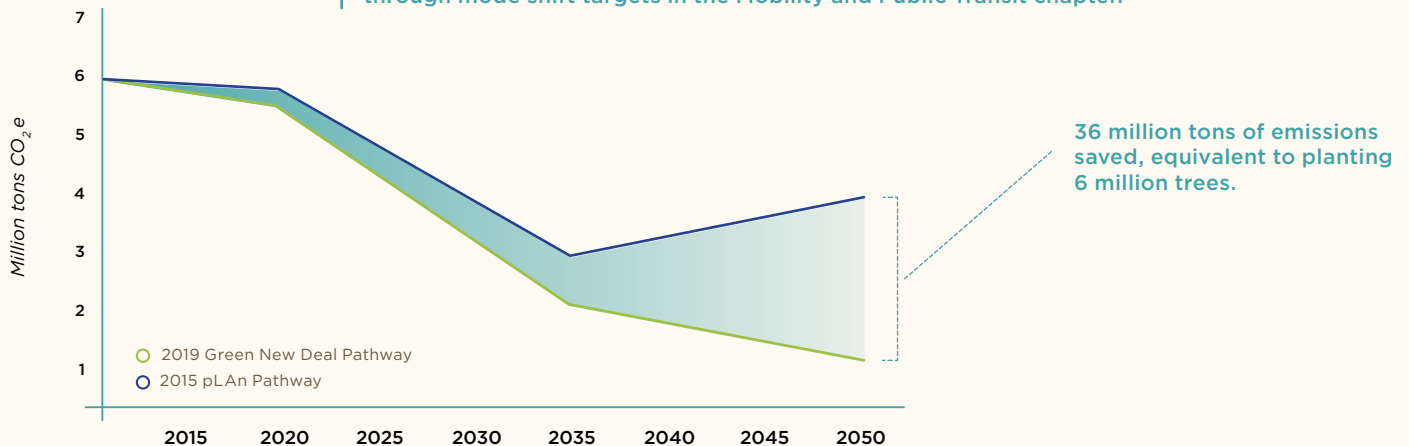


Quality Jobs

Path to Zero Carbon

Emissions from Transportation

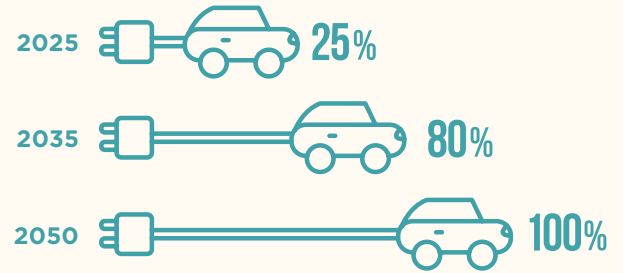
L.A.'s Green New Deal pathway calls for deep reductions in GHG emissions from the transportation sector, and cuts 25% of emissions by 2025 and 100% of on-road emissions by 2050. Reductions in transportation emissions are accounted for through the electrification targets in this chapter as well as through mode shift targets in the Mobility and Public Transit chapter.



Target

Increase the percentage of zero emission vehicles in the city to 25% by 2025; 80% by 2035; and 100% by 2050

Baseline: 1.4% of vehicles as of September 2018
Source: CA Department of Motor Vehicles



Milestones & Initiatives

2021

Distribute 1,000 used electric vehicle (EV) rebates, 11,500 Level 2 EV charger rebates, and 75 DC fast charger rebates

- Enhance EV outreach efforts, including dealership engagement
- Support vehicle trade-in events and programs like Cash for Clunkers ^E
- Pursue public-private partnerships to develop charging depots in heavy duty sector
- Initiate a design competition for the gas station of the future to meet the needs of both passenger and heavy duty vehicles

2021

Develop a zero emission roadmap for LAX

Release a RFQ to gauge industry capacity to deliver zero emission FlyAway service

2021/2030

Develop roadmap for Fossil Fuel Free Zone by 2021; and implement by 2030

- Identify CBO and businesses partners
- Host neighborhood visioning sessions
- Use incentives to eliminate food truck idling

2022/2028

Install 10,000 publicly available EV chargers by 2022; and 28,000 by 2028

- Streamline permitting and interconnection processes for EV charger installations
- Update building code to expand EV charging requirements to meet anticipated need
- Build 20 Fast Charging Plazas throughout the city
- Expand curbside EV charger program to include the private sector

2022/2028

Electrify 10% of taxi fleet by 2022; and 100% by 2028

- Install network of dedicated chargers for electric taxis around the city
- Launch an incentive for EV taxis

2028

100% Zero Emission school buses in Los Angeles ^E

- Execute a MOU between DWP and LAUSD to ensure availability of charger incentive funds
- Pilot a vehicle to grid school bus program

2035

100% of urban delivery vehicles are zero emission

- Create a suite of innovative street and curb usage regulations to encourage electrification of urban goods movement
- Develop an electric freight and commercial vehicle billing rate

Target

Electrify 100% of Metro and LADOT buses by 2030

Baseline: 4.6% LA Metro (zero in service), 2018; 8.2% LADOT (four in service), 2018. Includes buses on order
Source: LA Metro, Los Angeles Department of Transportation



Milestones & Initiatives

2021

Electrify LA Metro’s Orange and Silver Lines

- Develop an electric transit billing rate
- Install charging infrastructure at four Metro bus facilities

2021

Introduce 155 new electric DASH buses into fleet ^E

- Deploy charging infrastructure at two additional LADOT bus yards
- Open a shared downtown bus facility for LADOT, Foothill, and AVTA
- Deploy innovative and resilient charging solutions at bus depots
- Standardize charging practices across L.A. County with help from the L.A. Regional Electric Bus Working Group

2026

Electrify 100% of paratransit shuttle buses

- Complete near term pilot of one electric paratransit shuttle and one electric coach bus

Target

Reduce port-related GHG emissions by 80% by 2050

Baseline: 1,511,975 metric tons of CO2e
Source: Port of Los Angeles



Milestones & Initiatives

2028

Expand the use of shore power (AMP) or other emissions capturing technologies to 100% of ships as part of a suite of emissions reductions programs for ocean going vessels ^E

- Develop technology and pilot at-berth controls for liquid bulk vessels

2030

100% zero emission cargo handling equipment

- Incorporate sustainable practices in tenant lease agreements
- Support development of cleaner rail transport, including investigating the feasibility of rail electrification ^E

2035

100% zero emissions on-road drayage trucks

- Deploy 50-100 zero emission trucks in a clean truck pilot
- Implement an updated Clean Truck Program with prioritization on zero emission trucks ^E
- Execute a long term electrification-focused MOU between the Port and LADWP

Partner Initiatives

Liberty Hill

Bringing Electric Vehicles to All Communities

The emPOWER outreach campaign, overseen by the Liberty Hill Foundation, provides funding for community-based organizations to connect low-income residents in disadvantaged communities to energy- and money-saving programs. With the goal of increasing electric vehicle use in disadvantaged communities, one area of focus is offering significant rebates (potentially up to \$14,000) to individuals or families to purchase new or used electric vehicles. Working with Pacoima Beautiful in the Northeast San Fernando Valley, SCOPE in South LA, and Union de Vecinos in Boyle Heights, the emPOWER campaign is looking holistically at the resources available to Los Angeles' most vulnerable residents to help reduce emissions in areas hit hardest by pollution to ensure everyone's right to a clean energy future.



Los Angeles Cleantech Incubator

Transitioning Goods Movement to a Zero Emissions Source

As part of an effort to transition the goods movement sector to zero emissions, the Los Angeles Cleantech Incubator (LACI), in collaboration with the California Air Resources Board, the California Energy Commission, and the Ports of Los Angeles and Long Beach, issued a Request for Information (RFI) for Zero Emission Trucks, Pilots and Infrastructure for Goods Movement, receiving responses from nearly 40 companies leading in this sector. Responses to the RFI will inform and shape pilots, as well as identify gaps and potential solutions to dramatically reduce carbon and air pollution in the Greater L.A. region. LACI will share the RFI results with stakeholders in spring 2019.





Photo: URB-E

URB-E

Innovative Last-Mile Delivery

URB-E, an L.A. County based company, is helping transition last-mile goods delivery with a zero emissions, foldable electric scooter. Working with local businesses and global corporations, URB-E takes delivery vans off the streets, thus reducing congestion and emissions in communities. During the 2018 holiday season, URB-E piloted a project in L.A. with a large logistics company resulting in 15 delivery vans being taken off the road. Going forward, URB-E is working to expand this project to one that is year round.

CALSTART

Connecting Innovators to Increase the Zero-Emissions Bus Fleet

CALSTART is a nonprofit membership consortium working to grow the clean, high-tech transportation industry by connecting private industry leaders and government agency innovators. In Los Angeles and the San Fernando Valley, CALSTART is supporting a rapid expansion of the DASH bus system. This effort will result in expanded services and new routes, increasing ridership by 90% by reducing wait times for a ride on 100% of its existing routes in 28 communities across Los Angeles. The effort will add 112 battery-electric zero-emission buses to the DASH fleet creating more efficient connections to regional bus and regional rail services.



Photo: City of Los Angeles Department of Transportation



Industrial Emissions & Air Quality Monitoring

Making clean air a right for all, regardless of zip code



Chapter

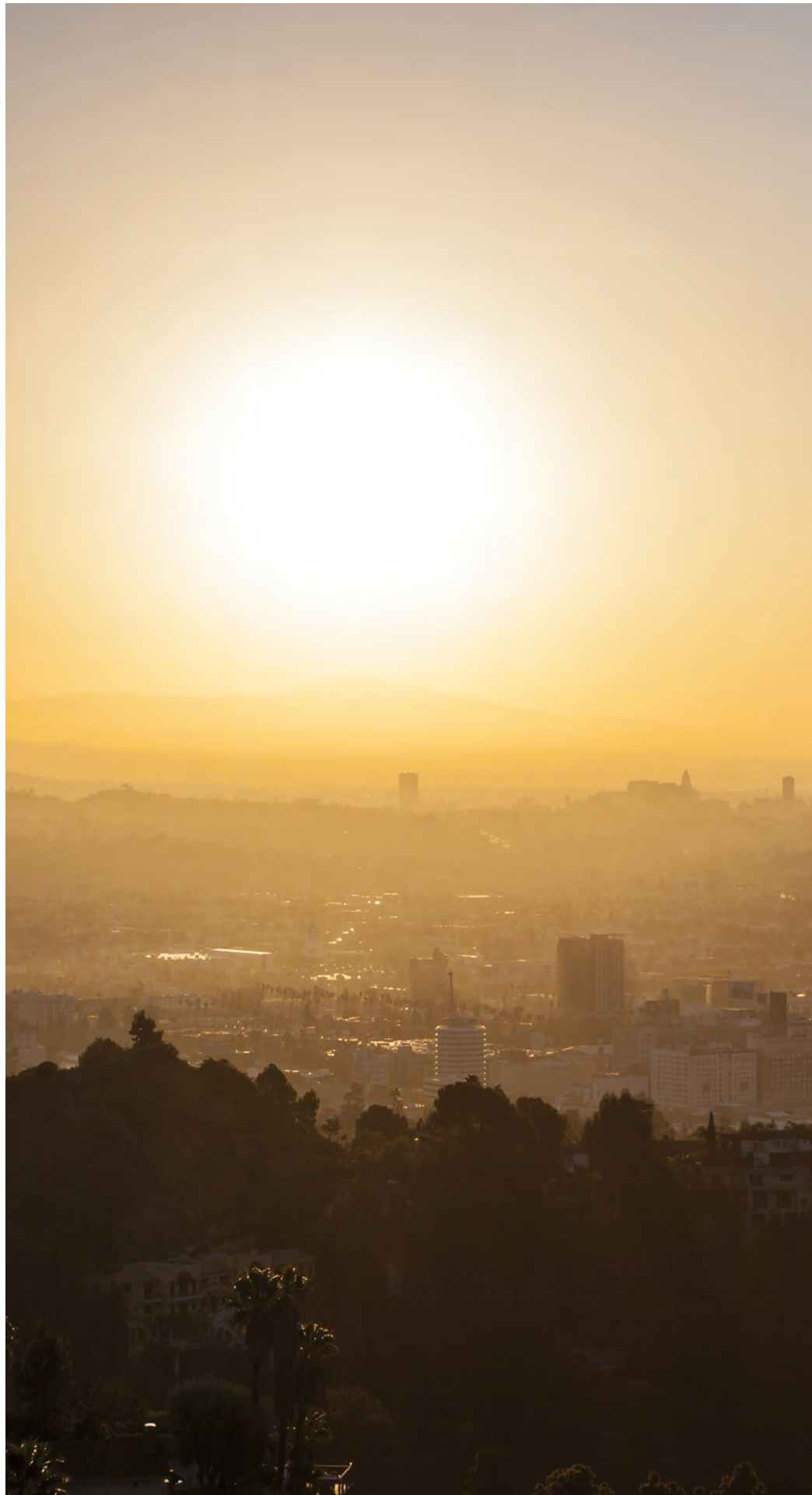






Photo: David Brisky

Vision for Los Angeles




Addressing air pollution from all sources is critical to ensuring every Angeleno can breathe clean, healthy air. Nowhere is this challenge more urgent than in low-income neighborhoods and communities of color, which bear the brunt of poor air quality stemming from industrial activity, including active oil and gas wells and refineries across Los Angeles. In addition to taking on our greatest source of air pollution—transportation emissions—we have already reinstated the Petroleum Administrator office to manage petroleum issues, drilling leases, operation compliance, and more for the City. We have begun deployment of Clean Up Green Up. And next, we will advance a suite of air quality monitoring programs, develop a sunset strategy for oil and gas operations in L.A., and improve inspection protocols for industrial facilities—each step focused on prioritizing the health and wellbeing of overburdened families and delivering environmental justice to the people of our city.



U.N. Sustainable Development Goals

3 GOOD HEALTH AND WELL-BEING	11 SUSTAINABLE CITIES AND COMMUNITIES
12 RESPONSIBLE CONSUMPTION AND PRODUCTION	13 CLIMATE ACTION

Chapter Targets

-  The City will reach the U.S. EPA 80 ppb ozone attainment standard by 2025 and meet all future compliance dates
-  Reduce industrial emissions by 38% by 2035; and 82% by 2050
-  Reduce methane leak emissions by 54% by 2035; and 80% by 2050

Benefits to Angelenos

Reducing industrial emissions 82% by 2050 will reduce air pollution and...

Prevent
480
PREMATURE DEATHS ANNUALLY

Prevent
190
RESPIRATORY AND CARDIOVASCULAR HOSPITAL ADMISSIONS ANNUALLY

Save
\$4.7 BILLION
FROM PREVENTED DEATHS AND HOSPITAL ADMISSIONS ANNUALLY

Achieving our air quality goals by 2025 will reduce air pollution and...

Prevent
600
PREMATURE DEATHS ANNUALLY

Prevent
250
RESPIRATORY AND CARDIOVASCULAR HOSPITAL ADMISSIONS ANNUALLY

Save
\$5.8 BILLION
FROM PREVENTED DEATHS AND HOSPITAL ADMISSIONS ANNUALLY

Top Five Areas of Impact



Health & Wellbeing



Economic Innovation



Climate Mitigation



Access & Equity

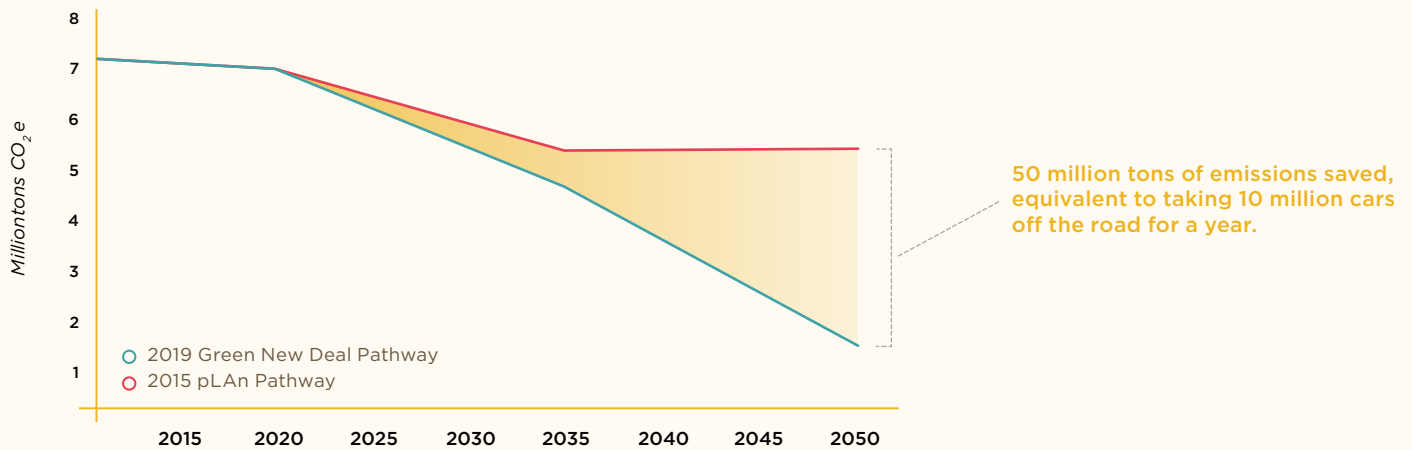


Workforce Development

Path to Zero Carbon

Emissions from Industry

The industrial sector accounts for 24% of L.A.'s GHG emissions. L.A.'s Green New Deal Pathway cuts 40% of emissions by 2035 and 80% by 2050.



Target

The City will reach the U.S. EPA 80 ppb ozone attainment standard by 2025 and meet all future compliance dates

Baseline: For the 8-hr ozone standard of 80 ppb, there were 16 exceedence days in the Los Angeles County portion of the South Coast Air Basin

Source: South Coast Air Quality Management District



City will reach the U.S. EPA 80 ppb by 2025

Milestones & Initiatives

2021

2021

Deploy community air quality monitoring networks

Expand the City's efforts to improve air quality from industrial sources

- Pilot a GPS enabled smart inhaler program for evaluating air quality near the Port **E**
- Launch an air quality monitoring pilot on City streetlamps within our Clean Up Green Up neighborhoods and in the neighborhood of Watts **E**
- Conduct fence-line air quality monitoring at L.A.'s refineries and oil and gas extraction sites **E**
- Deploy community air quality monitoring networks under AB 617 in Boyle Heights and Wilmington by 2019 **E**
- Identify and analyze toxic air contaminants emitted from oil and gas production facilities **E**
- Identify air quality hotspots in impacted communities from goods movement, ports, and refineries **E**

- Assess implementation progress of Clean Up Green Up policies and expand program to include one or more additional neighborhoods **E**
- Enhance health and safety protection provisions for oil and gas production facilities **E**
- Evaluate the feasibility of a no drill health and safety buffer zone between oil and gas production facilities and communities **E**
- Train City Sanitation inspectors to identify air quality violations and notify local authorities
- Create working group to prioritize and execute local air quality mitigation steps in highly impacted neighborhoods

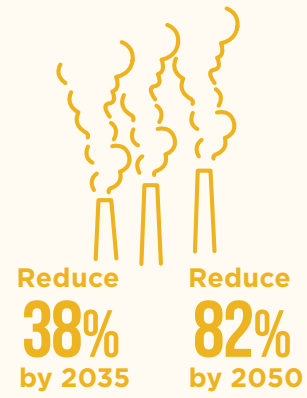


Photo: City of Los Angeles, Bureau of Street Lighting

Target

Reduce industrial emissions* by 38% by 2035; and 82% by 2050

Baseline: 7.2 million metric tons CO₂e
 Source: 2015 community-wide GHG inventory used as baseline for carbon pathway analysis
 *Industrial emissions include combustion of on-site fossil fuels used to run operations for petroleum refineries and other manufacturing and industrial facilities



Milestones & Initiatives

2021

Create an annual oil well and facilities compliance inspection program

- Improve tracking for flaring emissions and create transparent database of air quality impacts
- Evaluate waste to energy technologies and conversion technology pilot projects to replace flares at oil drill sites; e.g. Micro Turbines

2021

Support the implementation of refinery and heavy duty industry emissions reduction plans

- Support leak detection and repair initiatives, and explore new emissions capture technology at refineries
- Implement Best Available Retrofit Control Technology **E**

2021

Reduce oil production by 40% below 2013 levels **E**

- Develop an inter-agency Task Force to update City processes for inspections and permitting of oil and gas extraction facilities
- Coordinate with L.A. County to develop a sunset strategy for oil and gas production operations countywide **E**
- Reduce fugitive and vented emissions of methane from new and existing oil and gas facilities through improved monitoring



Photo: Strategic Concepts in Organizing and Policy Education



Photo: City of Los Angeles Department of Cultural Affairs

 **Target**

Reduce methane leak emissions by 54% by 2035; and 80% by 2050

Baseline 0.09 million metric tons CO₂e
 Source: 2015 community-wide GHG inventory used as baseline for carbon pathway analysis


 Reduce
54%
 by 2035


 Reduce
80%
 by 2050

 **Milestones & Initiatives**

2021

Eliminate backlog of leaks within the natural gas supply chain

- Update all pipeline franchise agreements to require leak detection, abatement best practices, and strong environmental and health and safety protections
- Develop an audit of methane hotspot sensors installed in the City
- Ensure a pathway to closure is established for the Aliso Canyon storage facility
- Support the evaluation and testing of methane detection monitors as part of the AQ-SPEC program

2021

Develop an auditing and tracking program for oil and gas wells throughout the City

- Adopt best available software to track oil and gas operations in City
- Evaluate and prioritize risk of orphan and abandoned oil wells
- Ensure idle wells are properly identified and remediated
- Engage heavy industry stakeholders in LADWP 100% renewable energy study process to identify renewable generation opportunities compatible with operational needs

2021

Improve tracking for emissions from imported oil and gas

- Monitor and track imports and exports of crude oil and gasoline at the Port
- Improve tracking of consumption emissions associated with imported oil
- Quantify out-of-state GHG emissions from methane leakage during the production, processing, and transportation of imported natural gas



Partner Initiatives



Photo: Southern California Edison

Coalition for Clean Air

Uniting to Clean the Air

Clean Air Day is built on the idea that shared experiences unite people to action. The inaugural Clean Air Day in 2018 resulted in 100,000+ day-of participants who engaged in an action related to improving our air quality. Building off of this engagement, 76% of those who took the pledge encouraged friends to participate. The goal in 2019 is to achieve 10% participation regionally.

Legacy LA

A Community Park for Public Health Improvements

Legacy LA was awarded over \$380,000 from the California Air Resources Board to develop air pollution reduction measures to improve air quality, reduce community exposure to criteria air pollutants and improve public health at the Ramona Gardens housing development. The project involves building a coalition of stakeholders and partnerships, facilitating community interaction with government agencies, and writing action plans integrating findings from technical analysis and community member recommendations. This input and engagement will help support the construction of a Natural Park along the 10-Freeway as a pollution mitigation system to improve air quality and public health for residents.



Photo: David Ng



Photo: Communities for a Better Environment

Communities for a Better Environment

Reducing Pollution through Community Action

Communities for a Better Environment is the recipient of an AB 617 Community Air Grant through the California Air Resources Board that will go toward launching a capacity, skills-building and education program in Southeast LA County and Wilmington. The overarching goal of the project is to support community participation in order to effectively engage in decision-making that will achieve cumulative emissions reductions at the local level, something EJ communities have long sought.

Physicians for Social Responsibility- Los Angeles

An Air Quality Academy in South Central L.A.

Physicians for Social Responsibility-Los Angeles is the recipient of a \$500,000 CARB grant to launch an air quality academy called the South Central LA: Project to Understand the Sources of Air Pollution and Health Impacts (SCLA-PUSH). This project is a collaborative effort between PSR-LA and Strategic Concepts in Organizing and Policy Education, Community Health Councils, USC, Occidental College and the works LA, to better understand air quality and health impacts in South Central Los Angeles, by strengthening the knowledge and capacity of local residents, to identify the sources and character of air pollution in their community. Residents will collect data through ground-truthing and local air quality monitoring, and will analyze the data and related health impacts in collaboration with academic partners. Based on this reporting, SCLA-PUSH will advocate for environmentally just policies that reduce harm stemming from cumulative impacts and the historic overexposure to toxic air pollutants.



Photo: Physicians for Social Responsibility-LA



Waste & Resource Recovery

Making L.A. the largest U.S. city to achieve zero waste





Photo: Jilbert Ebrahimi



Photo: City of Los Angeles Bureau of Sanitation

Vision for Los Angeles

L.A. has set an ambitious goal: we will become the largest city in America to achieve zero waste, a 90% landfill diversion rate, by 2025. Reaching this bold target will require us to change the way we think about trash and recycling and move toward a system where discarded materials become resources for others to use; where recycling becomes standard operating procedure for households and businesses; where edible food destined for landfills is recovered to feed hungry people; and where composting ensures we utilize the full value of all waste. In 2017, we launched recycLA which sets the foundation, but there is much more to be done. When we hit our goals, we will decrease our need for landfills and reduce the impacts of waste collection processes—from noise to air pollution—on disadvantaged communities. We will harness our waste as a resource, stimulate economic innovation, and create green jobs.







LA

U.N. Sustainable Development Goals

11 SUSTAINABLE CITIES AND COMMUNITIES

12 RESPONSIBLE CONSUMPTION AND PRODUCTION

Chapter Targets

-  Increase landfill diversion rate to 90% by 2025; 95% by 2035; and 100% by 2050
-  Reduce municipal solid waste generation per capita by at least 15% by 2030, including phasing out single-use plastics by 2028
-  Eliminate organic waste going to landfill by 2028
-  Increase proportion of waste products and recyclables productively reused and/or repurposed within L.A. County to at least 25% by 2025; and 50% by 2035

Benefits to Angelenos

Citywide residential organics collection by 2021 will...



Support
1,700
JOBS

Composting instead of landfilling one ton of organics will...



Support
2X
AS MANY JOBS

Top Five Areas of Impact



Climate Mitigation



Economic Innovation



Access & Equity



Workforce Development

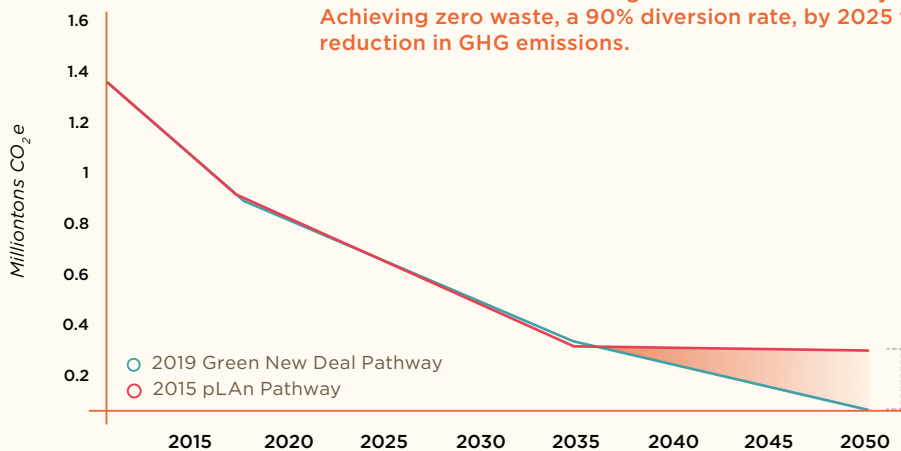


Resiliency

Path to Zero Carbon

Emissions from Waste

Although the waste sector contributes a small portion of citywide emissions, rapid decarbonization is needed here as well to achieve carbon neutrality by 2050. L.A.'s Green New Deal Pathway calls for a 99% reduction in emissions generated from the City's waste sector. Achieving zero waste, a 90% diversion rate, by 2025 will lead to a 42% reduction in GHG emissions.

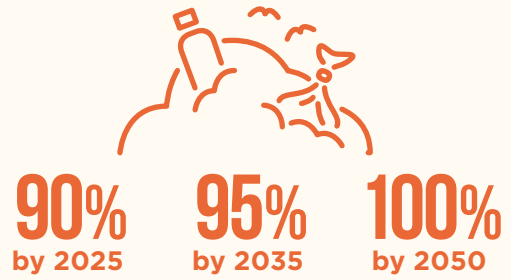


2 million tons of emissions saved, equivalent to the energy used to power 348,000 homes for a year.

Target

Increase landfill diversion rate to 90% by 2025; 95% by 2035; and 100% by 2050

Baseline: 76.4% diversion rate achieved at the end of 2011
 Source: City of Los Angeles Bureau of Sanitation Zero Waste Progress Report, UCLA 2013



Milestones & Initiatives

2021

Pass legislation requiring take-out foodware be made with compostable material*

*material must be compostable in municipal solid waste processing facilities within 60 days

- Engage with restaurants and food service providers to understand barriers to implementation

2021

Cut illegal dumping by one-third

- Expand the City’s bulky item pick-up program

2021

Reduce the number of street grids rated ‘unclean’ by one-third

- Launch CleanStat 2.0, a citywide effort to clean our neighborhoods
- Engage individuals with high barriers to employment with opportunities in street cleanup through LA:RISE **E**

2021

Increase construction and demolition (C&D) waste recycling requirements to at least 80%

- Pilot use of 100% recycled aggregate
- Build up municipal hot mix asphalt capacity to pave all city streets using 50% recycled asphalt
- Explore additional strategies to increase C&D waste recycling

2021

Pilot a sector-specific recycling program

- Engage with film studios to explore strategies for reducing waste generated from film production
- Engage the textile and apparel industry to develop and implement zero waste manufacturing strategies and divert unwanted garments from landfills
- Investigate options for addressing non-recyclable plastics, including secondary markets

2021

Conduct a waste characterization and diversion study every 4 years

- Continue to optimize recycLA services
- Update the Solid Waste Integrated Resources Plan
- Diversify recycling markets to ensure recycling remains a viable landfill diversion strategy
- Analyze diversion strategies for other organic waste including food soiled paper, carpets, palm fronds, organic textiles, etc.



Photo: LA Compost

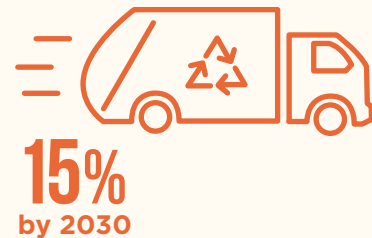


Photo: City of Los Angeles Bureau of Sanitation

Target

Reduce municipal solid waste generation per capita by at least 15% by 2030, including phasing out single-use plastics* by 2028

Baseline: 17.85 pounds of waste generated per capita per day in 2011
 Source: City of Los Angeles Bureau of Sanitation Zero Waste Progress Report, UCLA 2013
 *Including but not limited to plastic straws, plastic utensils, plastic take-out containers, and expanded polystyrene



Milestones & Initiatives

2021

Ban expanded polystyrene* citywide

*expanded polystyrene includes but is not limited to foodware, packaging materials, and coolers

- Engage with key stakeholders, including food service providers, on alternatives to expanded polystyrene products
- Assess best practices from other cities and integrate relevant lessons learned into policy

2021

Design and implement a zero waste policy for City-sponsored and permitted events

- Develop vendor guidelines, emphasizing waste minimization and surplus edible food rescue

2021

Launch an educational awareness campaign on source reduction

- Improve recycling and waste reduction education in public housing **E**
- Utilize libraries as a platform to promote waste reduction, including launching zero waste, reuse, or upcycling workshops
- Promote public recognition programs for organizations with sustainable food waste management practices
- Reduce contamination in green and blue bins and increase use of existing waste programs through public education



Photo: City of Los Angeles Bureau of Sanitation

Target

Eliminate organic waste* going to landfill by 2028

Baseline: An estimated 722,725 tons of organic waste was sent to landfill in 2011
 Source: City of Los Angeles Bureau of Sanitation Zero Waste Progress Report, UCLA 2013; Sunshine Canyon Landfill Comprehensive Waste Characterization Study, 2016
 *Organic waste refers to food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste



Milestones & Initiatives

2021

Establish food scraps drop-off locations at all city farmers markets

- Partner with local organizations to ensure food scraps are composted locally first

2021

Launch citywide residential food scraps collection

- Expand the City’s anaerobic digestion capacity
- Develop a composting master plan to expand community and regional composting infrastructure

2025

Recover and distribute at least 30% of discarded edible food

- Ensure all food businesses have food rescue options available through their recycLA waste hauling service
- Standardize food donation options for businesses through recycLA
- Identify and engage major point sources of food waste throughout the city on food recovery programs and organics recycling



Photo: LA Compost

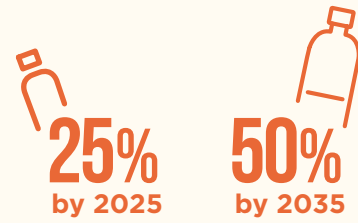


City of Los Angeles Bureau of Sanitation

Target

Increase proportion of waste products and recyclables productively reused and/or repurposed within L.A. County to at least 25% by 2025; and 50% by 2035

Baseline: Will be established with 2021 waste characterization study
Source: City of Los Angeles Bureau of Sanitation



Milestones & Initiatives

2021

Modernize the City’s environmentally preferable purchasing policy to include waste reduction strategies

- Assess best practices from other cities around product packaging, vendor take-back, and recycled content requirements

2021

Pilot an industrial materials exchange program

- Conduct a study to assess the potential for reusable material exchange across L.A.’s various industries

2025

Establish extended producer responsibility (EPR) policies

- Lead cities in California to engage in advocacy for EPR
- Develop EPR guidelines to encourage retailers and manufacturers to recycle goods, take back materials, and/or reduce packaging
- Work with electric vehicle OEMs, battery storage companies, and cleantech industry to identify new markets for used EV batteries and ensure proper recycling at end of life



2025

Develop a resource recovery hub pilot

- Support startup companies utilizing secondary material through the Los Angeles Cleantech Incubator
- Promote use of incentives in L.A.’s Recycling Market Development Zone and explore additional incentives for recycled-content product manufacturers

Photo: Alfonso Ramirez

Waste For

Partner Initiatives



LA Compost

Closing the Loop on Food Waste

LA Compost supports community scale composting through programs such as educational workshops, household organics drop off locations, and community compost hubs. Since its creation, LA Compost has diverted over 500 tons of food scraps from landfills to be composted for use at urban farms, parks, gardens, and homes. Compost Managers, who live and work within the neighborhoods they serve, are trained in best management practices for healthy and safe composting at community hubs. By the end of 2019, LA Compost will increase its capacity to divert 70 additional tons of food “waste” to total 570 tons annually - the equivalent of removing 85.5 cars off the road each year - and will continue to expand its workforce and commitment to community wellbeing.

L.A. LIVE

Promoting Change at the Workplace

L.A. LIVE’s food and materials diversion program, Green Star, provides diversion training to all new kitchen and housekeeping employees at campus restaurants and offices. Exemplary employees who consistently divert food and materials in the workplace are rewarded with their picture being featured on the “Wall of Green Stars” as well as with movie and sporting game tickets. The L.A. LIVE Management team is currently working with its waste hauler, NASA, to measure progress and set specific goals on increasing waste diversion.



EcoSet

Reusing Materials from the Big Screen

EcoSet Consulting is an environmental production service implementing zero waste standards for productions and events. Their ReDirect service is an alternative to standard disposals, keeping tons of sets and creative waste out of landfills. EcoSet's Material Oasis reuse center leverages the production process to facilitate the reusing and repurposing of discarded materials. Items such as set walls, scenic elements, construction materials, props, set dressing, and art supplies are recirculated to schools, nonprofits, filmmakers, theaters, and artists at no cost to them. EcoSet has already diverted 1,225 tons of waste and plans to expand their ReDirect service to intake and recirculate more materials from TV shows, feature films, events and other types of production.



A shift toward sustainability isn't just about our physical survival—it's about our economy.



Food Systems

Ensuring access to healthy food in a changing climate







Photo: L.A. Metro

Vision for Los Angeles




Access to healthy food is absolutely essential to every family's well-being, happiness, and ability to prosper. Yet it is also a distant reality for far too many communities – a disparity that will only deepen in the face of a changing climate. We cannot build a sustainable city without a secure food supply, and we have to act now to ensure every Angeleno, regardless of means or zip code, can feed their families. That's why we were the first big city in America to require all farmers markets to accept EBT, and why we launched the Good Food Purchasing Policy to reward food vendors who prioritize values of health, fair labor, and justice. And we will continue to do our part: increasing urban agriculture in the city, closing the gap between low-income families and fresh food, scaling the City's edible food recovery programs, reinforcing the resilience of our food system, and ensuring food scraps are returned back to our soil as nutrients.



U.N. Sustainable Development Goals



Chapter Targets

-  Ensure all low-income Angelenos live within ½ mile of fresh food by 2035
-  Increase the number of urban agriculture sites in L.A. by at least 25% by 2025; and 50% by 2035
-  Prepare for natural disasters by increasing the resiliency of our food systems infrastructure

Benefits to Angelenos

Full participation in CalFresh will...



Create

\$1.2 BILLION

OF ADDITIONAL ECONOMIC ACTIVITY IN L.A. COUNTY ANNUALLY*

*CALIFORNIA FOOD POLICY ADVOCATES REPORT, 2016

The 3,000 tons of edible food recovered to date by recycLA could...



Feed

4,500

ANGELENOS FOR AN ENTIRE YEAR

Top Five Areas of Impact



Access & Equity



Resiliency



Workforce Development



Health & Wellbeing



Increased Affordability

Path to Zero Carbon

Building up our local food supply so that fruits and vegetables travel fewer miles to get to our plates, and keeping food from going to landfills through edible food recovery and food scrap composting will decrease the carbon footprint of our food system.



 **Target**

Ensure all low-income Angelenos live within 1/2 mile of fresh food by 2035

Baseline: 414,384 low-income residents without grocery retail within 1/2 mile in 2010
 Source: United States Department of Agriculture Economic Research Service, Food Research Atlas

Live within
1/2 MILE
 of fresh food
 by 2035



 **Milestones & Initiatives**

2021

Increase food recovery beyond pre-packaged food at LAX

- Identify food recovery partners and ensure recovered food feeds the most in need **E**
- Develop cold storage infrastructure to scale food recovery efforts

2021

Establish a healthy food cart program and support early-stage good food entrepreneurs

- Work with L.A. County to expand opportunities and remove regulatory barriers for home-based food entrepreneurs **E**
- Provide technical assistance to healthy food merchants and entrepreneurs in low-income communities **E**
- Develop a permitting program for sidewalk vending **E**

2025

Design and implement 5 Good Food Zones* in the city

*geographic areas of the city with a high concentration of low-income households lacking access to affordable, fresh, and healthy food

- Expand Neighborhood Market Conversion program and promote investment in new grocery locations via FreshWorks fund **E**
- Increase food access opportunities through grocery stores, farmers markets, urban farms, and food reuse in underserved areas **E**
- Create new retail siting policies and update Community Plans to encourage the siting of grocery retail in underserved areas **E**
- Offer wellness and healthy eating programs including a summer lunch program for kids **E**

2025

Achieve 100% enrollment of eligible households in CalFresh/SNAP

- Work with L.A. County to baseline and monitor CalFresh/SNAP participation in the city **E**
- Promote enrollment in supplemental nutrition programs **E**
- Work with L.A. County to expand EBT access at farmers markets countywide **E**

Target

Increase the number of urban agriculture sites in L.A. by at least 25% by 2025; and 50% by 2035

Baseline: 494 urban agriculture sites as of June 2013
 Source: CultivateLA: An Assessment of Urban Agriculture in Los Angeles County, University of California Cooperative Extension - Los Angeles



25%
by 2025

50%
by 2035

Milestones & Initiatives

2021

Leverage public property for urban agriculture by increasing the number of edible gardens in City parks and public libraries by 50%

- Continue monitoring urban agriculture sites in L.A. using the best available data
- Identify opportunities for edible gardens in the City's public housing **E**
- Streamline permitting for gardens on public land
- Expand urban agriculture in the City's Promise Zones **E**
- Convert appropriate parkways and open lots to agriculture and gardening

2021

Double participation in the Urban Agriculture Incentive Zone program

- Monitor and increase the number of sites in the Urban Agriculture Incentive Zone program
- Streamline permitting for gardens on private land
- Establish new zoning categories for innovative food production
- Encourage urban farming through City's compost giveaway and distribution program



Photo: City of Los Angeles Public Library

Target

Prepare for natural disasters by increasing the resiliency of our food systems infrastructure

Baseline: Will be established with 2021 food system resilience study

Milestones & Initiatives

2021

Commission a study to strengthen our infrastructure for a more resilient local food system

- Build up infrastructure of small corner stores to sustain neighborhoods in the event of an emergency **E**
- Encourage and prioritize resilient building improvements for food distribution suppliers in Los Angeles
- Increase City departments' level of compliance in implementation of the Good Food Purchasing Guidelines
- Encourage other public and private food institutions to adopt the Good Food Purchasing Policy
- Identify opportunities to increase capacity for distribution points, such as food banks, schools, and hospitals, to serve people after a disaster

2021

Pilot two healthy soil projects

- Explore incentives for regenerative agricultural practices, including water conservation
- Develop a healthy soil strategy for the city to support urban agriculture, address carbon sequestration, and increase water capture
- Amplify community education campaigns on the benefits of healthy soils, biodiversity, and regenerative agriculture



Photo: Harmony Esqueda



We cannot build the Los Angeles our children—and their children—deserve unless we protect the planet that they will inherit.



Photo: City of Los Angeles Bureau of Sanitation

Partner Initiatives



Leadership for Urban Renewal Network

Bringing Affordable, Healthy Food to Low-Income Communities

COMPRA Foods was developed through a partnership between the Leadership for Urban Renewal Network (LURN) and the Los Angeles Food Policy Council. It serves as an alternative food distribution system for small grocers and convenience stores in “food desert” neighborhoods in Los Angeles. Through this program, tens of thousands of residents in low-income communities like South Los Angeles and MacArthur Park now have access to affordable produce and healthy foods. COMPRA is expanding to the Southeast cities of L.A. County including South Gate. Future goals include making COMPRA a self-sustaining program while growing its workforce and network.

Environmental Media Association

Turning Concrete into Gardens

The Environmental Media Association (EMA) supports 20 L.A. school gardens located in underserved communities through its Green My Schools program. The program helps transform urban school concrete into edible gardens by engaging and training teachers and students in the process. Through this connection to the outdoors, students are making healthier food choices and building confidence and leadership skills. EMA plans to add more edible gardens to schools throughout L.A. County and develop a garden tool kit for schools to easily implement their own program.





Photo: Los Angeles Food Policy Council

Los Angeles Food Policy Council

Transforming Neighborhood Markets into Healthy Food Champions

The Los Angeles Food Policy Council’s Healthy Neighborhood Market Network (HNMN) builds the capacity of neighborhood small market owners in underserved communities to operate as healthy food retailers. Best Market recently underwent a renovation to become Skid Row People’s Market, now stocked with fresh fruits and vegetables. The transformation was led by second-generation store owner Danny Park, whose family has owned and operated the market as a convenience store for 24 years. HNMN has teamed up with Gensler Architecture firm and Build Group Construction to complete the next transformation project, Lupita’s Market in the Westlake neighborhood, which will reopen this summer to offer healthier food options.

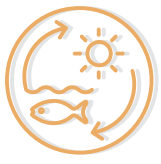
Safe Place for Youth

Where Education, Training, and Community Come Together

Through their Community Garden Program, Safe Place for Youth (SPY) provides homeless and/or at-risk youth with a safe and engaging outdoor environment that highlights food justice, community building, and healing. Onsite garden internships and educational workshops provide youth with workforce development opportunities while cultivating greater self-esteem, self-sufficiency, and connections to their community. Additionally, SPY’s Community Garden Program includes workshops for community members and youth, quarterly farm meals open to the public, plant sales, and a youth farmers market. In support of creating a more equitable and sustainable city, SPY will work to expand the Community Garden Program.



Photo: Safe Place For Youth



Urban Ecosystems & Resilience

Creating a cooler city
with more green space
for people and habitat

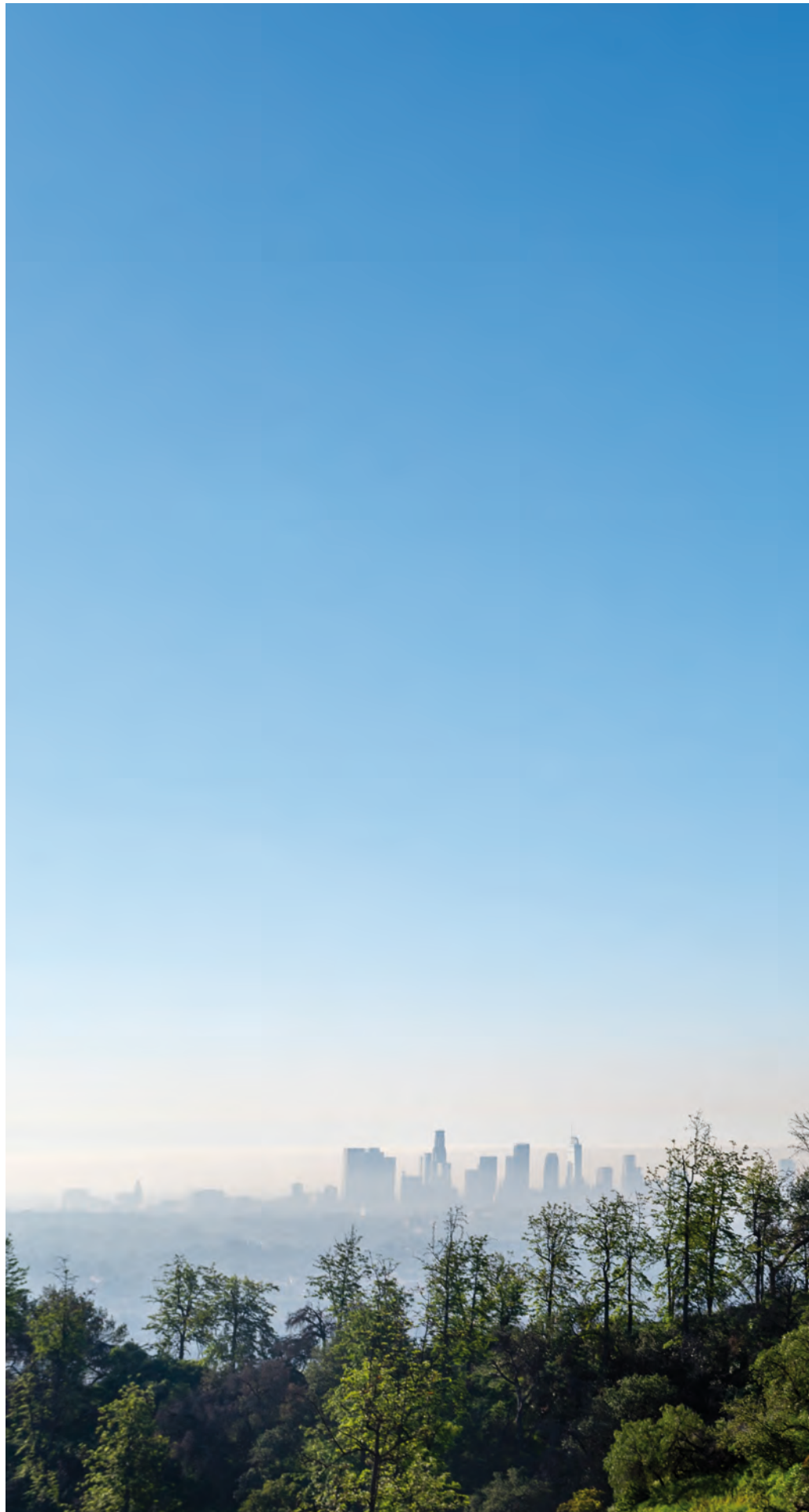






Photo: L.A. Mayor's Office

Vision for Los Angeles







A healthy urban ecosystem is a powerful tool to improve the health of our residents, preserve our environment, support our wildlife, and build in capacity to adapt to climate change. Our pLAN realizes this vision by expanding the tree canopy in areas of greatest need, putting more parks and open space within walking distance of every L.A. household, advancing our work to restore the iconic L.A. River, and protecting biodiversity and natural areas while preventing displacement in our communities. Changing the face of L.A.'s urban landscape, along with piloting cool neighborhoods and installing cool roofs and cool pavement, will help produce a city full of cool spaces that is resilient in the face of additional hotter days.



U.N. Sustainable Development Goals

6 CLEAN WATER AND SANITATION 	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE 
11 SUSTAINABLE CITIES AND COMMUNITIES 	14 LIFE BELOW WATER 
15 LIFE ON LAND 	

Chapter Targets

-  Increase tree canopy in areas of greatest need by at least 50% by 2028
-  Complete or initiate restoration identified in the 'ARBOR' Plan by 2035
-  Create a fully connected LARiverWay public access system that includes 32 miles of bike paths and trails by 2028
-  Reduce urban/rural temperature differential by at least 1.7 degrees by 2025; and 3 degrees by 2035
-  Ensure proportion of Angelenos living within 1/2 mile of a park or open space is at least 65% by 2025; 75% by 2035; and 100% by 2050
-  Achieve and maintain 'no-net loss' of native biodiversity by 2035

Benefits to Angelenos

Installing cool roofs will...



Support
500
JOBS ANNUALLY

Planting and maintaining 90,000 trees by 2021 will...



Support
2,000
JOBS



Provide
61.3 MILLION
SQUARE FEET OF SHADE AT MATURITY

Top Five Areas of Impact



Resiliency



Access & Equity



Health & Wellbeing



Workforce Development



Quality Jobs

Path to Zero Carbon

Healthy ecosystems can sequester carbon dioxide from the air and store it as carbon in biomass and soil. L.A. will begin to study the carbon sequestration potential of healthy ecosystems and pilot methods for including carbon dioxide emissions/sequestration from trees in our GHG inventory.

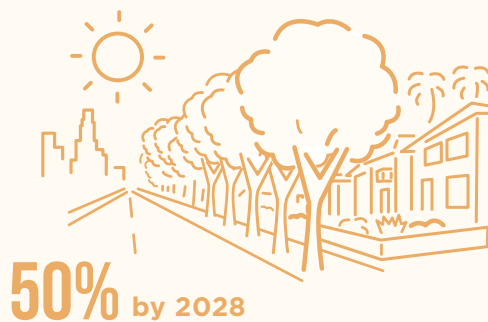


Photo: City of Los Angeles Bureau of Sanitation

Target

Increase tree canopy in areas of greatest need by at least 50% by 2028 to grow a more equitable urban forest that provides cooling, public health, habitat, energy savings, and other benefits

Baseline: Average across City is 20%; to be updated upon completion of citywide tree inventory
Source: MacPherson, 2008



Milestones & Initiatives

2021

Plant and maintain at least 90,000 trees citywide

- Support the planting of 20,000 trees annually on residential and public properties
- Identify and leverage state and federal funding to plant, preserve, and maintain an additional 4,000 trees annually
- Expand tree maintenance green jobs training programs and create pipelines to City employment
- Establish an Adopt-a-Canopy program to expand support for city trees

2021/2025

Complete citywide tree inventory by 2021; and an Urban Forest Management Plan by 2025

- Update the Protected Tree and Shrub Ordinance to preserve, maintain, and grow protected tree species
- Identify low canopy corridors and prioritize planting trees in those areas **E**
- Ensure General Plan update includes supportive policies and guidance on preserving, maintaining, and increasing tree canopy

2025

Update and align City policies and procedures to grow and protect public and private trees

- Review and revise public right-of-way standards to ensure optimum street tree canopy
- Pilot opportunities to expand flexibility in tree procurement, including contract-grow nurseries
- Explore incentivization programs to encourage private tree-trimming businesses to prioritize tree health, public safety, and shade

Target

Complete or initiate restoration identified in the federal L.A. River Ecosystem Restoration Plan ('ARBOR' Plan) by 2035

Baseline: Progress being tracked from baseline year 2019
Source: ARBOR Plan, City of Los Angeles and US Army Corps of Engineers

Milestones & Initiatives

2021

Create a partnership to develop an 100-acre L.A. River open space

- Allow initial public use of Taylor Yard/G2

2021

Initiate work on L.A. River reaches 6, 7, and 8

- Secure support from state and federal partners

Target

Create a fully connected LARiverWay public access system that includes 32 miles of bike paths and trails that prioritize native habitat, stormwater capture, and shading by 2028

Baseline: 13.3 miles of Los Angeles River public access as of June 2014
Source: City of Los Angeles Bureau of Engineering



Milestones & Initiatives

2021

Increase access by completing 3 active transportation bridges

- Build the Taylor Yard, North Atwater, and Red Car bridges

2021/2025

Complete at least 1 additional mile of LARiverWay bike paths and trails by 2021; and 10 by 2025

- Plan and build out LARiverWay bike path and trails supportive infrastructure

2025

Support at least 8 partnership opportunities on L.A. River-adjacent public and private properties

- Build L.A. River Headworks Park project, including habitat restoration and public access to the river
- Support terracing along the L.A. River by planning and effectuating public access through City properties
- Support completion of the “Bending the River Back into the City” Project (Water Wheel)
- Support and expand compatible L.A. River recreational opportunities

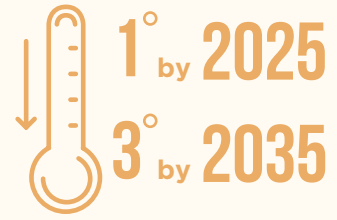


Photo: shutterstock_196692344

Target

Reduce urban/rural temperature differential by at least 1.7 degrees by 2025; and 3 degrees by 2035

Baseline: 5.58°F * in 2012
 Source: Yale-NUIST Center on Atmospheric Environment, using NASA MODIS data
 *Annual-mean daytime



Milestones & Initiatives

2020/2021

All new roofs must be cool roofs by 2020; and install 13,000 additional cool roofs by 2021

- Update cool roof ordinance, to cover all roof types and increase cooling characteristics requirements
- Develop spatial map of existing cool roofs and heat risk to develop a strategy to add cool roofs in areas of highest heat vulnerability **E**
- Expand marketing around cool roof incentives program to accelerate retrofits

2021/2025

Pilot 6 cool neighborhoods in vulnerable communities by 2021; and 10 by 2025

- Design neighborhood pilots to include a mix of cool roofs, cool pavements, and urban greening
- Incorporate additional cooling features such as innovative shade designs, water features, and cooling centers at parks **E**
- Ensure every high-volume transit stop has access to cooling features
- Upgrade cooling centers to meet the needs of elderly and persons with disabilities **E**
- Expand communications on types of cooling resources and available cooling spaces, including through NotifyLA for homeless populations, to increase usage and deployment **E**
- Include air temperature monitoring in air quality sensor deployments

2028

Install cool pavement material on 250 lane miles of City streets, prioritizing neighborhoods with the most severe heat island effect

- Update “cool surface” regulations to require that at least 50% of all non-roof (e.g., hardscape) surfaces around new buildings meet certain criteria to reduce urban heat island effect
- Promote cooling strategies and “softening” of hardscape in alleys and parking lots
- Study cool streets and determine maximum potential of cooling strategies to reduce urban heat impacts



Photo: City of Los Angeles Bureau of Street Services

 **Target**

Achieve and maintain ‘no-net loss’ of native biodiversity by 2035

Baseline: Will be established in 2019 Biodiversity index
 Source: City of Los Angeles Bureau of Sanitation



 **Milestones & Initiatives**

2021

Set biodiversity targets and pilot L.A.’s first wildlife corridor

- Complete first biodiversity assessment using L.A.-specific index
- Build up City’s biodiversity program to improve internal practices
- Monitor biodiversity and natural areas
- Update watershed protection policies to include enhanced stream protection

2021

Update a citywide Integrated Pest Management plan

- Prioritize reducing pesticide and rodenticide use, including the use of non-toxic pest management options wherever possible
- Develop guidance and training for City maintenance staff on natural area and non-toxic pest management

2025

Develop a citywide strategy for protection and enhancement of native biodiversity

- Preserve and expand connectivity and access to natural habitats
- Collect data and map urban biodiversity to identify key areas to enhance or protect
- Protect and restore sensitive habitats
- Increase the number of native and pollinator-friendly gardens and natural areas in public spaces
- Incorporate the L.A. River flow study in management decisions around the river

2025

In partnership with L.A. County, get L.A. into the top three cities/counties in the City Nature Challenge

- Host annual bioblitz using community science apps such as iNaturalist or eBird
- Increase observations of L.A.’s biodiversity indicator species list
- Develop strategies to increase community science app users, especially in data-poor areas

Target

Ensure proportion of Angelenos living within 1/2 mile of a park or open space is at least 65% by 2025; 75% by 2035; and 100% by 2050

Baseline: 56% of residents live within 1/2 mile of a park or open space as of 2018
Source: Trust for Public Land ParkScore® Index



65% by 2025 **75%** by 2035 **100%** by 2050

Milestones & Initiatives

2021/2025

Add at least 8 parks by 2021; and 30 parks by 2025

- Partner with government agencies and NGOs to expand the 50 Parks L.A. Initiative
- Adopt park equity investment criteria to help prioritize park placement **E**
- Complete 3 new L.A. River parks
- Assess and track park acreage per 1000 residents
- Leverage Measure A, Measure W, and Prop 68 to support groundwater recharge, stormwater management, and green infrastructure

2025

Establish 25 joint-use parks in underserved communities

- Partner with LAUSD to formalize an agreement to establish joint use parks **E**
- Increase the use of these spaces by providing programming and activities **E**



Photo: Annie Bang, courtesy of The Trust for Public Land



Photo: L.A. Mayor's Office



Partner Initiatives



Photo: Grown in L.A.

Grown in L.A.

Planting the Seed to Transform L.A.

Grown in L.A. (GiLA) is working to transform underutilized land in L.A. into a network of nurseries designed to produce the plants needed for green infrastructure projects. Working collaboratively with groups such as Seed L.A. and The Nature Conservancy, GiLA is streamlining seed collection efforts, and helping to start nurseries at Griffith Park and other, and public properties around the region. GiLA has begun developing and piloting educational programs for schools and plans to work with partners to develop vocational training that could be offered to youth corps, veterans and other Angelenos.

Los Angeles Urban Cooling Collaborative

Improving Public Health by Cooling the City

The L.A. Urban Cooling Collaborative (LAUCC) is an interdisciplinary group of researchers, practitioners and government agencies led by TreePeople that focuses on reducing heat-related illness and death through changes in landcover. By modeling climate and public health data, LAUCC is working to identify optimal “prescriptions” of increased tree cover and reflectivity of roofs and pavements in order to protect communities. The group is currently working on developing healing “prescriptions” on smaller geographic areas, including in the City of L.A.



Photo: TreePeople



Photo: Annie Bang, courtesy of The Trust for Public Land

Trust for Public Land

Let's Walk to the Park!

The Trust for Public Land, National Recreation and Park Association, and Urban Land Institute have led a nationwide effort to ensure everyone is just a 10 minute walk away from a great park. The City of L.A. has participated in the 10-Minute Walk Campaign since its inception in 2017 and was recently awarded \$40,000 to support planning and policy efforts to increase access to high-quality, close-to-home parks, and public green space.

When we plant 90,000 trees across Los Angeles in the next three years, we'll be rooting them in neighborhoods that have been the most impacted by high emissions and high temperatures.



Prosperity & Green Jobs

Growing jobs and a strong,
inclusive economy

12
Chapter





Photo: Expo Construction Line Authority



Photo: City of Los Angeles Economic and Workforce Development Department

Vision for Los Angeles

Achieving our bold climate goals is both a moral imperative and a massive economic opportunity. In a city where innovation drives our prosperity, where sustainability is a core value, and where everybody belongs, we have to enlist all Angelenos in the effort to build our greener future. From increasing the local water supply, and building out transit, housing, or parks, to remaking our energy system and installing solar panels on our rooftops—the Green New Deal will create 400,000 green jobs by 2050. Cleantech investment has already led to \$379 million in economic activity, and with workers set to earn a \$15 minimum wage starting in 2020, we will ensure our workforce is prepared to fill the positions of our future and fuel the industries of tomorrow.

Chapter Targets



U.N. Sustainable Development Goals



Create 300,000 green jobs by 2035, and 400,000 green jobs by 2050



Increase private sector green investment in L.A. by \$750 million by 2025; and \$2 billion by 2035



Eliminate unemployment rate gap between City of L.A. and L.A. County

Benefits to Angelenos

Since the Mayor took office in 2013, L.A. has...



Created

35,000
GREEN JOBS



Reduced unemployment by

5.6%

Top Five Areas of Impact



Access & Equity



Workforce Development



Resiliency



Economic Innovation



Quality Jobs

Path to Zero Carbon

The scale of transformation needed across L.A.'s building stock, transportation network, electricity grid, and waste management will lead to the creation and support of hundreds of thousands of jobs.



Photo: City of Los Angeles Economic and Workforce Development Department



Green Jobs

300,000 by 2035 **400,000** by 2050

Target

Create 300,000 green jobs by 2035, and 400,000 by 2050

Baseline: 35,000 green jobs created since 2013
 Source: Los Angeles Green Job Calculator; The Bureau of Labor defines green jobs to be:
 A. Jobs in businesses that produce goods or provide services that benefit the environment or conserve natural resources
 B. Jobs in which workers' duties involve making their establishment's production processes more environmentally friendly or use fewer natural resources

Milestones & Initiatives

2021

2025

Open green career pathways through the following programs

- Connect Hire LA's Youth participants with green job opportunities
- Collaborate with Los Angeles Community College District to develop pipelines for employment in green construction industry professional services
- Offer Green Jobs courses at L.A. Trade Technical College for 250 students and place them in internships **E**
- Work with local trade and technical schools to create an EV workforce pipeline
- Establish workforce training programs for landscape managers on the installation and care of native plants
- Prepare workers with retraining for jobs that will be automated **E**
- Add sustainability curriculum to WorkSource Development Center training **E**
- Offer two free years of community college for eligible high school graduates, exposing students to hundreds of courses in sustainability **E**
- Launch the Advanced Prototyping Center Fellowship at the Los Angeles Cleantech Incubator (LACI) to place fifty people in jobs per cohort **E**

Create 100,000 green jobs

- Create a Jobs Cabinet to convene City departments to identify job growth opportunities
- Work with the private sector to grow green jobs within their companies
- Create private sector partnerships to establish business apprenticeships
- Collaborate with stakeholders on a just transition for workers into the green jobs of the future **E**
- Ensure contracts for City construction projects provide opportunities for local hiring and disadvantaged worker employment **E**
- Track the number of people trained and placed through the WorkSource Development Centers
- Expand targeted local hire positions to more City Departments

Target

Increase private sector green investment in L.A. by \$750 million by 2025; and \$2 billion by 2035

Baseline: \$100,000,000 cumulative private sector investment to 2017
Source: Los Angeles Cleantech Incubator

\$750 MILLION
by 2025

\$2 BILLION
by 2035

Milestones & Initiatives

2025

Increase the total number of businesses certified and recertified through the Green Business Certification Program to 1,000

- Expand deployment of clean technologies through City departments
- Expand existing programs that generate demand for clean technologies such as feed-in tariff, energy efficiency funds, and the Port Technology Enhancement Program
- Work with Proprietary departments to develop, pilot, and prefer L.A. made clean technologies
- Work with the Clean Energy Smart Manufacturing Innovation Institute (CESMII) at UCLA to develop a smart manufacturing tool set to assist L.A. manufacturers in cutting their energy and water usage

2025

Maintain top ranking for offering the most business incentives of any city within L.A. County

- Support the LACI to create an inclusive green economy by taking on applicants and helping them gain access to capital and resources, providing office space and executive coaching **E**
- Attract green industries through tax incentives, low-cost loan and grant programs, and regulatory guidance through the L.A. Industry Initiative
- Leverage opportunities with the State's Recycling Market Development Zone program which includes Industrial Development Bonds, Small Business Fund, Community Financial Resource Center loan program, technical assistance from Valley Economic Development Corporations, and Empowerment Zone incentives



Photo: City of Los Angeles Bureau of Street Services

Target

Eliminate unemployment rate gap between City of L.A. and L.A. County

Baseline: 0.6% in November 2014
 Unemployment rate in L.A. County was 7.9%, L.A. City was 8.5%
 Source: U.S. Bureau of Labor Statistics



Milestones & Initiatives

2025

Maintain ranking in CNBC's top five cities to start a small business

- Launch the Founders Business Accelerator at the LACI to help entrepreneurs in low-income communities grow their businesses and increase their impact **E**
- Provide free business consulting through nine BusinessSource Centers on topics such as financial analysis, marketing, business planning, one-on-one management consulting, and loan consultations
- Provide microloans for eligible business from \$5,000-\$50,000
- Provide free business services for employers through sixteen WorkSource Centers including customized employee recruitment, free job listings, candidate screening, and on-the-job training

- Promote Bureau of Contract Administration's Contractor Assistance Seminars that provide free training for bidding on public works construction projects



Photo: City of Los Angeles Department of Transportation

Partner Initiatives

Electric Vehicle Infrastructure Training Program Collaborative

Excellence in the EV Infrastructure Workforce

The Electric Vehicle Infrastructure Training Program provides advanced training and certification for over 3,000 electrical workers who install electric vehicle charging infrastructure. The curriculum was developed working collaboratively with automakers, charger manufacturers, educational institutions, utility companies, and electrical industry professionals. These courses are taught at California community colleges via their Advanced Transportation Technology and Energy Program Network, as well as state certified electrical apprenticeships such as IBEW-NECA's Net Zero Plus Electrical Training Institute located locally. Going forward, the goal is to increase both participation and courses offered through this program to meet the increasing demand caused by a zero emission transportation transformation regionwide.



Photo: PDE Total Energy Solutions



Photo: Theodore Payne Foundation

Theodore Payne Foundation for Wild Flowers and Native Plants

Developing Sustainable Landscaping Skills

The California Native Plant Landscaper training equips professionals with the specific knowledge and skills they need to extend their client base to service sustainable gardens. The course involves 30 hours of training in native plant identification, plant-appropriate irrigation practices, assessment of conditions and needs from garden establishment to maturity, and how to maximize the value of the training through client relations. Future certification will include an optional promotion of the landscaper by curriculum developers to further increase the value and interest in this training.

Partner Initiatives



Photo: Shopify

Shopify

AccelerateLA Ecommerce Initiative

Small business owners will be assisted through a series of workshops designed to equip them with ecommerce strategies and tools at Shopify’s new downtown L.A. location. In addition to workshops, Shopify offers one-on-one consultation and product prototyping to help entrepreneurs start and build ecommerce business models such as ecommerce for manufacturers, print on demand, point of sale, and website audits.

AltaSea

Using Our Port as an Innovation Hub

AltaSea at the Port of Los Angeles is a 35-acre waterfront campus focused on ocean-inspired scientific collaboration, job creation, and education. Its Research and Business Hubs serve as a marine-based “Silicon Valley,” nurturing scientific breakthroughs and emerging technologies, creating ocean-related products, services, and supporting local jobs. Over the next year, AltaSea will complete construction on the 180,000 square foot Center of Innovation that will be fully leased to ocean-related businesses and organizations. Through the business incubator, AltaSea will assist the development of over 350 small businesses, create over 700 quality jobs, and lead to the filing of 21-26 patents by participating blue economy businesses by 2021.



Photo: Gensler

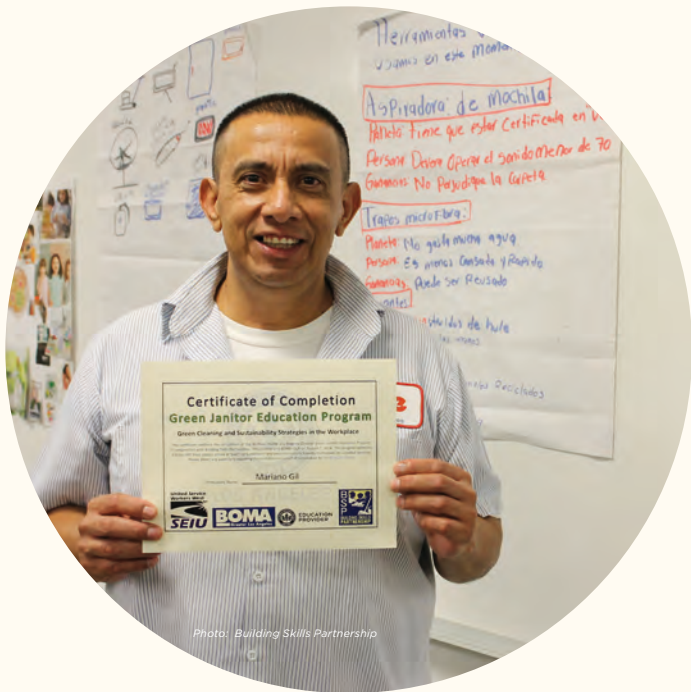


Photo: Building Skills Partnership

SEIU-USWW, Building Skills Partnership, BOMA-L.A., U.S. Green Building Council- Los Angeles

Empowering Janitors to Become Sustainability Advocates

The Green Janitor Education Program, sponsored by Service Employees International Union-United Service Workers West, Building Skills Partnership, Building Owners and Managers Association of Greater Los Angeles, and U.S. Green Building Council- Los Angeles trains and empowers janitors to become active sustainability advocates in their workplace and community. Since its inception in 2015, over 1,000 Green Janitors have been certified statewide. Moving forward, the goal is to certify 250 green janitors and engage 20 new buildings in 2019.

AECOM

Accelerating the Transition to a Low Carbon Economy

AECOM is a global infrastructure firm that works with public and private sector clients to deliver on their environmental and sustainability goals. Proudly headquartered in the city of Los Angeles, with nearly 1,000 employees, AECOM recently surpassed its original 2020 goal of reducing enterprise-wide greenhouse gas emissions (GHGs) by 20% and last year, unveiled its new commitment to reduce GHGs by an additional 20% by 2025. Through efforts such as consolidating offices, leveraging more energy efficient office spaces, and shifting to higher efficiency vehicles, AECOM is devoted to accelerating the transition to a low carbon economy and making ambitious GHG reduction targets to aid the transformation.



Photo: AECOM



Lead by Example

Keeping City government
front and center in our
sustainable future







Photo: L.A. Mayor's Office

Vision for Los Angeles

Decisions made at City Hall determine how we realize our clean energy future. But it's not just a matter of changing policies and driving innovation in the marketplace; it's also about changing what we do with city resources, buildings, construction projects, and more. If we want to build a carbon free, sustainable Los Angeles, we have to lead by example in our government-owned properties and publicly-driven investments. We can do our part by reducing municipal greenhouse gas emissions; cutting municipal energy and water use; creating a zero waste City Hall; driving an all-electric city vehicle fleet; and making all new public sector facilities like the Civic Center all-electric.



U.N. Sustainable Development Goals



Chapter Targets



Reduce municipal greenhouse gas emissions 55% by 2025; 65% by 2035; and reach carbon neutral by 2045



Reduce municipal energy use by 18% by 2025; 35% by 2035; and 44% by 2050



Reduce municipal water use by at least 25% by 2025; and 30% by 2035



Lead on zero waste and achieve a zero waste City Hall by 2025



Convert all City fleet vehicles to zero emission where technically feasible by 2028



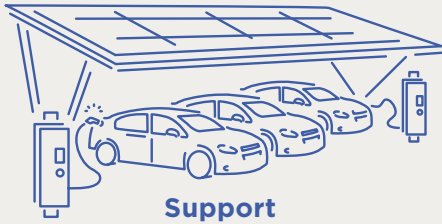
Ensure all new municipally owned buildings and major renovations will be all-electric, effective immediately



Reach 2 million Angelenos through outreach, education, and training programs by 2025

Benefits to Angelenos

Municipal renewable energy and EV projects will...



Support
500
JOBS BY 2028

Achieving a 30% reduction in municipal energy and water use by 2035 will...



Save

\$13 MILLION
ANNUALLY

Top Five Areas of Impact



Climate Mitigation



Resiliency



Access & Equity



Workforce Development



Health & Wellbeing

Path to Zero Carbon

The City has reduced municipal greenhouse gas emissions by 40% since 2008, surpassing the 2015 pLAN target for 2025 eight years ahead of schedule.



Target

Reduce municipal greenhouse gas emissions 55% by 2025; 65% by 2035; and reach carbon neutral by 2045

Baseline: 16.8 million metric tons CO₂e in 2008
 Source: City of Los Angeles Municipal Greenhouse Gas Emissions Inventory

Target

Reduce municipal energy use 18% by 2025; 35% by 2035; and 44% by 2050*

Baseline: 3,476,841 mmBtu in 2015
 Source: City of Los Angeles Municipal Greenhouse Gas Emissions Inventory
 *These are 50% higher than the original targets in the 2015 pLAn when adjusted to the new baseline. The original targets also did not include 2050.

Milestones & Initiatives

2021

Install 15 MW of solar at the Port

- Support resilience through integrating solar into the microgrid at Pasha Terminal

2025

Install 3 MW of solar at City facilities

- Complete the first phase of the Green Meadows microgrid resiliency project **E**
- Deploy a resilient battery/solar project at the LAPD Motor Transportation Division to power EV fleet
- Complete the L.A. Zoo - LADWP solar resiliency project
- Ensure at least 1MW of solar on L.A. Convention Center Expansion
- Examine on-site renewable energy at LADWP facilities and pursue smart metering and energy management solutions

2028

Complete LED retrofits at all City buildings subject to the Existing Building Energy and Water Efficiency Ordinance

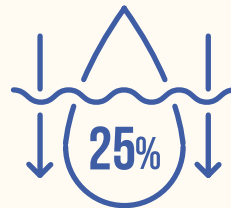
- Complete LED retrofit for terminals at the Port and Harbor Department buildings
- Complete LED retrofits at recreation centers, gymnasiums, and the L.A. Convention Center
- Control Central Library lighting with advanced energy building management software
- Finish converting all street lights to LEDs and explore auto-dimming technology



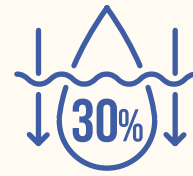
Target

Reduce municipal water use by at least 25% by 2025; and 30% by 2035

Baseline: 16,099 acre-feet used from July 2012- June 2013
Source: Los Angeles Department of Water and Power



by 2025



by 2035

Milestones & Initiatives

2021

Expand municipal and proprietary buildings retrofits through the following actions

- Install smart faucets in 45 library facilities
- Wash City vehicles only at facilities with 100% recirculated water
- Implement the water conservation measures in the L.A. Zoo Vision Plan
- Continue publishing water use at each City-owned building

2025

Expand low water use landscaping

- Install sustainable, low water use landscaping at 25 branch libraries
- Convert road medians and publicly-owned parkway strips to low- or no-water use landscaping
- Implement sustainable landscaping projects on public housing and other multi family facilities
- Update the landscape ordinance to include greater water efficiency measures

- Incorporate additional low water use and permeable materials into standard parkway design guidelines
- Exempt solar panel installations and drought-tolerant landscaping proposals with no increase in hardscape from Historic Preservation Overlay Zone review processes
- Maintain watering at City facilities on a reduced schedule of two times per week



Photo: L.A. Mayor's Office

Target

Lead on zero waste and achieve a zero waste City Hall by 2025

76.4% diversion rate achieved at the end of 2011
 Source: Los Angeles Bureau of Sanitation Zero Waste Progress Report, UCLA 2013



Milestones & Initiatives

2021

Transition to paperless personnel files

- Acquire database for all City departments to upload and store personnel files

2021

Adopt and implement a sustainable technology policy across all City departments

- Expand the OurCycleLA program to 15,000 wifi devices to decrease the City’s e-waste and improve online connectivity for low-income Angelenos
- Develop systems and infrastructure to improve recycling rates of specialty waste streams, particularly e-waste
- Purchase new or refurbished equipment with less packaging through the Environmentally Preferred Products Purchasing Program
- Monitor recycling at the Piper Technical facility

2021/2024

Ensure all City facilities are equipped with appropriate recycling, including recycling for machining material and organics collection, by 2021; and proprietary facilities by 2024

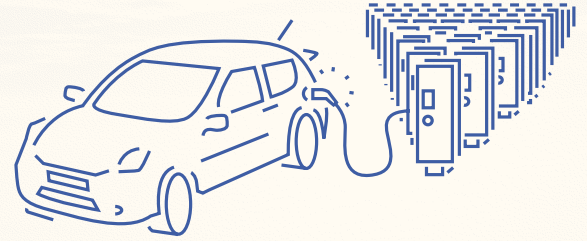
- Update City procurement and contracting requirements to include specifications on surplus food recovery, styrofoam, and single-use plastic
- Expand the L.A. Zoo’s food sharing program to divert at least 180 tons of food waste
- Transition to compostable foodware at the Convention Center



Photo: L.A. Mayor’s Office

Target

Convert all City fleet vehicles to zero emission where technically feasible by 2028



Milestones & Initiatives

2021

Deploy additional charging stations

- Install 400 EV chargers at City buildings and parks
- Install EV chargers at all libraries
- Install 500 additional streetlight EV chargers
- Ensure that municipally deployed EV chargers are distributed equitably around the city, with a focus on disadvantaged neighborhoods **E**
- Develop a fleet EV infrastructure master plan

2021

Lead locally and nationally on EV adoption through the following actions

- Continue national leadership role to promote municipal electrification by adding medium and heavy duty vehicles to the Climate Mayors EV Purchasing Collaborative
- Help lead the Transportation Electrification Partnership (TEP), convened by the Los Angeles Cleantech Incubator, to ensure regional coordination on goals and efforts
- Release EV RFI for electric offroad equipment
- Commission a study on converting City pool vehicles to ride share and other alternatives
- Revise City employee commuter benefits to encourage mode shift and carpooling

2021

All vehicle procurement will follow a “zero emission first” policy for City fleets

- Ensure that 100% of the City’s new light duty purchases are electric
- Ensure that 100% of new vehicles for the Meals on Wheels program are electric

2028

Ensure that 100% of medium duty trash and recycling trucks are zero emission

- Release solicitation for medium duty trash trucks



Photo: PDE Total Energy Solutions

Target

Ensure all new municipally owned buildings and major renovations will be all-electric, effective immediately



ALL ELECTRIC

Milestones & Initiatives

2021

Implement GHG performance standards for material procurement for purchasing by City Departments

- Update the City’s Environmentally Preferred Products Purchasing Program to include additional construction materials and a GHG performance standard, such as the Buy Clean California Act
- Further identify embedded carbon emissions in the City’s supply chain through Departmental participation in the Carbon Disclosure Project supply chain reporting program

2028

Implement 5 new net zero energy projects at City facilities

- Complete Los Angeles Street Civic Building
- Pilot passive house certification and monitor energy savings on one City facility
- Electrify 100% of the Department of Recreation and Parks yard maintenance equipment

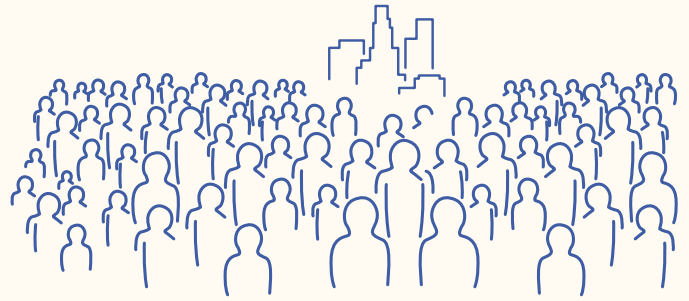


Photo: shutterstock_149282399



Target

Reach 2 million Angelenos through outreach, education, and training programs by 2025



Milestones & Initiatives

2019

Create a Climate Emergency Commission that empowers impacted communities in implementation of the pLAN ^E

- Appoint a Climate Emergency Mobilization Director ^E
- Engage Community Assemblies to identify priorities and help assess community level impact of climate programs ^E

2020

Launch pLAN engagement campaign

- Launch a media campaign to invite Angelenos to be part of the sustainable movement with specific actions
- Collaborate with LADWP on energy and water rebate outreach

2021

Convene 10 citywide forums through the Department of Neighborhood Empowerment, inviting participation from 96 Neighborhood Councils on critical sustainability issues

- Partner with L.A. Bureau of Sanitation, the Emergency Management Department, and relevant key departments to host events
- Improve information available through 311, including City/ LADWP rebate programs

2025

Increase education and training through City science, arts, and cultural programming offered by departments

- Offer STEM programming including robotics, coding, circuitry, and community science through the L.A. Public Libraries
- Expand opportunities for youth arts education in areas of high need through the Department of Cultural Affairs ^E
- Collaborate with LAUSD to support sustainability education and events
- Collaborate with L.A. Community College District to increase course offerings that prepare students for careers in sustainability

2020/2021

Develop and implement sustainability training for on-boarding all new City employees by 2020; and current employees by 2021

- Update personnel policies to reflect sustainability priorities



Partner Initiatives

Climate Mayors and The Electrification Coalition

Growing Demand Across the Country for EVs

L.A. has led the way in converting its municipal fleet to EVs. Taking that leadership a step further, L.A. and its partners initiated the Climate Mayors Electric Vehicles Purchasing Collaborative. This unprecedented collaborative, launched in 2018 with 19 cities and 2 counties, now up to 43 U.S. cities and 5 counties, seeks to leverage cities' collective buying power and send a powerful message to the global car industry that electric vehicles are in demand right now across the U.S. The Coalition has committed to purchasing 953 EVs, representing more than \$28 million in EV investment, and is working to bring in even more partners.



Photo: L.A. Mayor's Office

C40

Working Globally, Acting Locally

C40 cities connects 94 of the world's greatest cities to take bold action on climate change. Mayor Garcetti has served as Vice Chair of C40 Cities since April 2014. L.A. is an active member of the C40 networks for Climate Change Risk Assessment, Cool Cities, Private Building Efficiency, Mobility Management, Low Emissions Vehicles, Land Use Planning, Transit Oriented Development, Food Systems, and Waste to Resources. As part of this group, L.A. recently signed the Fossil Fuel Free Streets Declaration pledging to procure only zero-emission buses by 2025 and ensure a major area of L.A. will be zero-emission by 2030. L.A. is also a recent signatory to the Advancing Towards Zero Waste Declaration and has committed to achieving net zero carbon emissions by 2050. L.A. is a pilot city of the Deadline 2020 Climate Action Planning Program which outlines the pace, scale, and prioritization of action for this pLAn to achieve the Paris Agreement.



Photo: C40

Bloomberg Philanthropies

Accelerating L.A.'s Carbon Commitments

In October 2018, L.A. was selected a winner by the Bloomberg Philanthropies' American Cities Climate Challenge based on its innovative, ambitious, and achievable climate action plan. As a Leadership City, L.A. will gain access to powerful new resources and world-leading support to help L.A. meet - or beat - its near term carbon reduction goals.



As climate intensifies, every new solution we come up with saves us exponentially more money—and more lives.

Acknowledgements

It is with great enthusiasm that we highlight and thank the numerous people and organizations without whom L.A.'s Green New Deal would not be possible. This is a product of a truly community-wide effort.

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C40

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City Family

Ana Guerrero / Matt Szabo / Miguel Sangalang / Dan Caroselli / Lidia Manzanares / Emmett McOsker / Caesar Cereceres / Susana Reyes / Amanda Daflos / Diamond James / Diana Mangioglu / Andrew Kaplan / Alma Guerrero / Paul Wang / Deserie Flores / Sandra Sandoval / Jane Chung / Barbara Romero / Carol Armstrong / Liz Crosson / Michael Affeldt / Rebecca Rasmussen / Jennifer Pope McDowell / Ashley Stracke / Zachia Nazarzai / Dan Rodman / Nicholas Ryu / Stacy Weisfeld / Karina Macias / Jeff Gorell / Thalia Polychronis / Marissa Aho / Sabrina Bornstein / Aaron Gross / William Chun / Sumi Parekh / Nick Maricich / Shannon Ryan / Thea Trindle / Dave Reich / Max Reyes / Brenda Shockley / Zita Davis / Ivory Chambeshi / Tammy Barreras / Christina Miller / Jayanthi Daniel / Brian Buchner / Ben Winter / Nina Hachigian / Erin Bromaghim / Suzi Emmerling

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pLAn Partners and Stakeholders

Heal the Bay / WeTap / The Nature Conservancy / Grown in LA / TreePeople / Trust for Public Land / LA Compost / AEG / EcoSet / Los Angeles Food Policy Council / Leadership for Urban Renewal Network / Environmental Media Association / GRID Alternatives / Los Angeles Community College District / Building Decarbonization Coalition / Natural Resources Defense Council / U.S. Green Building Council- LA / LA Better Building Challenge / Kilroy Realty / The People Concern / Enterprise Community Partners / Coalition for Clean Air / Communities for a Better Environment / Physicians for Social Responsibility / Legacy LA / LA Más / East Yard Communities for Environmental Justice / People for Mobility Justice / Via / Liberty Hill / CalSTART / LACI Transportation Electrification Partnership / URB-E / International Brotherhood of Electrical Workers / Los Angeles Trade-Tech College / AECOM / AltaSea / Theodore Payne Foundation / Kiss the Ground / Safe Place for Youth / Electrification Coalition / C40 / Bloomberg Philanthropies / UCLA Sustainable LA Grand Challenge / Earthjustice / Southern California Association of Nonprofit Housing / The Climate Registry / Food & Water Watch / Los Angeles County Metropolitan Transportation Authority / People for Parks / Los Angeles Beautification Team / Watts Century Latino Organization / Los Angeles County Bicycle Coalition / Grant Housing and Economic Development Corporation / LA 2028 / Los Angeles Walks / Global Green / City Plants / From Lot to Spot / STAND-L.A. / Habitat for Humanity / Sierra Club / Los Angeles County Chief Sustainability Office / Little Tokyo Service Center / East LA Community Corporation / Sustainable Economic Enterprises of Los Angeles / Community Health Councils / Open Silo / Investing in Place / Strategic Concepts in Organizing and Policy Education / USC Keck School Of Medicine / American Lung Association / Climate Resolve / Environmental Defense Fund / St. Francis Center / Los Angeles Community Garden Council / Studio-MLA / Michaels Development Company / Los Angeles Regional Collaborative / Sustain LA / UCLA Institute of the Environment and Sustainability / UCLA Luskin Center for Innovation / Center for Biological Diversity / Los Angeles Business Council / LA Waterkeeper / Environment California / Esperanza Community Corporation / Community Healing Gardens / T.R.U.S.T. South LA / Koreatown Youth and Community Center / National Renewable Energy Laboratory / Food Forward / Los Angeles Alliance for a New Economy / CicLAvia / The Better World Group / Los Angeles Sustainability Executives Roundtable / Social Justice Learning Institute / Southeast Asian Community Alliance / Friends of the LA River / LA Neighborhood Land Trust / The River Project / Local Initiatives Support Corporation / Raimi + Associates / LA Conservation Corps / American Institute of Architects / The Wilderness Society / South Coast Air Quality Management District / Pacoima Beautiful

pLAn.LAMayor.org

GREEN NEW DEAL
PLAN



Eric
Garcetti
@MayorOfLA

